HOLLIPAT PARKING AMENDMENT

SITE IMPROVEMENT PLANS

CASE No. 19-080-DPAM

CITY OF GOLETA, CALIFORNIA

IMAGE FILE: \\System41\Share\ShareCADD\ACADDWG\0_Blocks\SEALS-SIG BLOCKS\RTF_STAMP_1.jpg

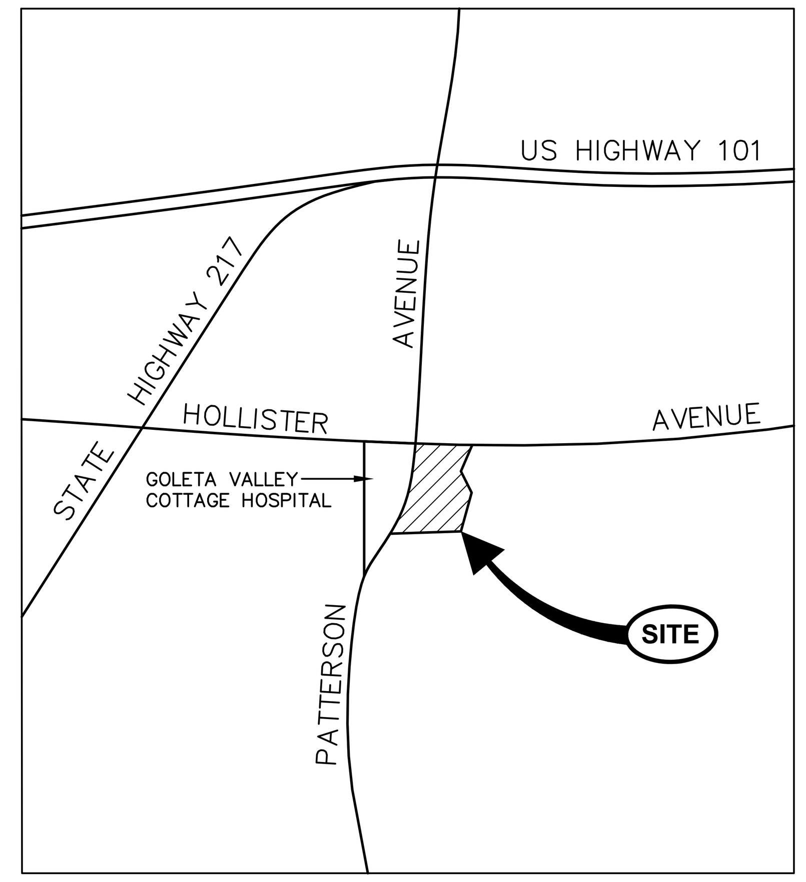
xref: 1987_TOPO [X:\2019\19087\CAD\TOPO\1987_TOPO.dwg]
xref: 1987_TOPO BDY [X:\2019\19087\CAD\TOPO\1987_TOPO BDY.dwg]
xref: 1987_TOPO PKG [X:\2019\19087\CAD\TOPO\1987_TOPO PKG.dwg]
xref: 1987_FA DESIGN [X:\2019\19087\CAD\FA DESIGN\1987_FA DESIGN.dwg]
xref: 1987_FLOOD CONTROL ESMT [X:\2019\19087\SENT\20200505_ESMT to ls\1987_FLOOD CONTROL ESMT.dwg]

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
PL OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
△	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		



VICINITY MAP
NOT TO SCALE

USE OF PLANS

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS F&A FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

BENCHMARK:

HORIZONTAL DATUM IS BASED ON AN ASSUMED DATUM DEFINED BY THE CONTROL POINTS AND EXISTING MONUMENTS PROVIDED BELOW.

VERTICAL DATUM NAVD88 DEFINED LOCALLY BY BENCHMARK "43 LA" (NGS PID EW3774), A STANDARD USGS BENCHMARK CAP STAMPED "F 28 43 LA" ON A 3 ½" IRON PIPE AT THE INTERSECTION OF KELLOGG AVE AND THE UPRR TRACKS.

ELEVATION = 48.36'

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (STANTEC) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED FROM AERIAL PHOTOGRAPHY DATED JULY 8, 2003 AND SUPPLEMENTED WITH FIELD SURVEY BY PENFIELD & SMITH DATED FEB. 2007.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

CONTROL POINTS:

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5898.0460	5334.8694	52.10	SET PK&TIN
2	8128.1843	5395.0938	108.94	SET PK&TIN
3	5009.0862	4986.8118	40.69	SET PK&TIN
4	4629.6963	4684.4619	36.07	SET PK&TIN
5	5041.1335	5379.4771	43.83	SET PK&TIN

ESTIMATED EARTHWORK QUANTITIES:

ZONE OI (CASE NO. 19-080-DPAM):
CUT: 1,600 CUBIC YARDS / FILL: 0 CUBIC YARDS

ZONE RM (CASE NO. 19-0001-UCP):
CUT: 100 CUBIC YARDS / FILL: 700 CUBIC YARDS

TOTAL:
CUT: 1,700 CUBIC YARDS / FILL: 700 CUBIC YARDS
NET: 1,000 CUBIC YARDS (EXPORT)

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

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

PROJECT DESCRIPTION:

A DEVELOPMENT PLAN AMENDMENT (DPA) IS REQUESTED TO FORMALLY PERMIT THE PREVIOUSLY APPROVED TEMPORARY PARKING LOT LOCATED AT 334 S. PATTERSON AVE., (APN: 065-090-028), THAT WAS INITIALLY INSTALLED TO ACCOMMODATE PARKING AT GVCH DURING THE CONSTRUCTION PHASES OF THE CAMPUS REPLACEMENT PLAN, APPROVED IN 2008 UNDER CASE NO. 07-171-DP. THE SUBJECT PARCEL HAS THREE ZONING AND LAND USE DESIGNATIONS: OFFICE AND INSTITUTIONAL (OI), MEDIUM DENSITY RESIDENTIAL (RM), AND HIGH DENSITY RESIDENTIAL (RH).
THE DPA REQUEST WILL FORMALIZE A PORTION OF THE PARKING LOT SITE TO INCLUDE 270 PERMANENT PARKING SPACES AND IMPROVE EXISTING SITE CONDITIONS WITH LANDSCAPING, BICYCLE PARKING, AND ACCESS AND CIRCULATION IMPROVEMENTS. PUBLIC IMPROVEMENTS FOR PATTERSON AVENUE AND HOLLISTER AVENUE ARE PROPOSED IN COMPLIANCE WITH CITY STANDARDS FOR CURB, GUTTER, SIDEWALK, STREETLIGHTING, DRIVEWAY APRONS, LANDSCAPING AND PARKWAY AREAS.
AN ADJUSTMENT IS REQUESTED TO ALLOW RETENTION OF 46 PARKING SPACES IN THE FRONT YARD SETBACK ALONG PATTERSON AVE. (A 5' SETBACK IS PROVIDED INSTEAD OF 10'). THE PROPOSED "OFF-SITE" PARKING SPACES AT THE HOLLIPAT SITE WILL BE PARTIALLY UTILIZED TO SATISFY PARKING DEMAND FOR THE NEW REHABILITATION HOSPITAL AT GVCH (CASE NO. CASE NO. 20-002-DP; 351 S. PATTERSON, AVE.,
APN: 065-090-022).

OWNERS RESPONSIBILITIES:

A. PRIOR TO COMMENCING CONSTRUCTION CALLED FOR BY THESE PLANS, SPECIFICATIONS AND DETAILS, THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE OBSERVATION AND TESTING SERVICES AN SHALL ALSO ENGAGE THE PROJECT ENGINEER OR ANOTHER QUALIFIED PARTY TO PROVIDE PROJECT CONSTRUCTION OBSERVATION AND ASSURANCES ON CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND AGENCY REQUIREMENTS. THE OWNER SHALL ALSO ASSURE THAT CONTRACTOR(S) ENGAGED TO PROPERLY IMPLEMENT THE CONSTRUCTION CALLED FOR ON THESE PLANS, SPECIFICATIONS AND DETAILS INCLUDING THOSE TASKS CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN DOCUMENT OR EROSION CONTROL PLAN SHEETS ATTACHED AS PART OF THESE PLANS.

B. GEOTECHNICAL ENGINEER'S RESPONSIBILITIES:

1. A GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS WITH RESPECT TO GENERAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS PRESENTED IN THE PROJECT SOILS ENGINEERING REPORT. THE PLAN REVIEW SHALL BE PERFORMED SPECIFICALLY WITH RESPECT TO GEOTECHNICAL FACTORS DISCUSSED IN THE REFERENCED REPORT. IN PERFORMING THE REVIEW, A GEOTECHNICAL ENGINEER SHALL ATTEMPT TO VERIFY THAT THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE REPORT ARE GENERALLY INCORPORATED INTO THE PLANS. IN ACCORDANCE WITH THIS LEVEL REVIEW, THE PLANS ARE TO BE FOUND IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE NOTED REPORT.

2. UPON BEING RETAINED BY THE OWNER, PRIOR TO CONSTRUCTION THE GEOTECHNICAL, ENGINEER SHALL RECOMMEND TO THE OWNER AND THE CONTRACTOR THE LEVEL OF OBSERVATION AND TESTING THAT WILL BE PROVIDED DURING CONSTRUCTION. PROVIDED THAT THE CONTRACTOR FULFILLS HIS OR HER RESPONSIBILITY FOR TIMELY REQUESTS FOR THOSE SERVICES DURING CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING AT THE PROJECT WORK AREA OF EARTHWORK OPERATIONS, INCLUDING TRENCHING AND PAVEMENT SUBGRADE PREPARATION, AS NECESSARY TO HAVE REASONABLE CERTAINTY THAT THE EARTHWORK IS PERFORMED IN GENERAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, AND WITH THE REQUIREMENTS OF THE COUNTY OF SANTA BARBARA.

3. UPON COMPLETION OF EARTHWORK, THE GEOTECHNICAL ENGINEER SHALL, UPON REQUEST, PROVIDE A FINAL REPORT WITH RESULTS OF THEIR OBSERVATION AND TESTING DURING EARTHWORK OPERATIONS. PROVIDED THAT THE WORK IS PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THE REPORT WILL STATE THEIR OPINION THAT THE GRADING WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

C. CONTRACTORS STORM WATER POLLUTION CONTROL RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN POLLUTION PREVENTION MEASURES, INCLUDING THOSE FOR EROSION AND SEDIMENT CONTROL, AS NECESSARY TO PREVENT ANY POLLUTANT AT ANY LEVEL FROM BEING CONVEYED OFF THE CONSTRUCTION SITE AND THAT THESE MEASURES MUST CONTINUE TO BE MAINTAINED UNTIL THE REQUIRED POST-CONSTRUCTION POLLUTION PREVENTION MEASURES ARE IN PLACE AND COMPLETELY FUNCTIONAL, INCLUDING PERMANENT LANDSCAPING.

2. THE SPECIFIC MEASURES WHICH MAY BE CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN CANNOT ADDRESS ALL SITE DEVELOPMENT AND STORM CHARACTERISTICS WHICH WILL EVOLVE OVER THE COURSE OF CONSTRUCTION AND THAT IT IS THE CONTRACTORS RESPONSIBILITY TO NOT ONLY IMPLEMENT THE PLAN, BUT TO MAKE ADJUSTMENTS AND EXPANSIONS IN THE IMPLEMENTATION AS NECESSARY TO ADAPT TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND SCHEDULE AND ADDRESS EVOLVING SITE CONDITIONS AND ACTUAL WEATHER CONDITIONS.

3. IT IS THE CONTRACTOR'S RESPONSI9BILITY TO ENSURE EMPLOYEES AND SUBCONTRACTORS ARE TRAINED REGARDING THESE REQUIREMENTS AND TO MAINTAIN RECORDS OF THE INSTALLATION, MODIFICATION, INSPECTION, AND MAINTENANCE OF STORM WATER POLLUTION PREVENTION MEASURES INCLUDING, BUT NOT LIMITED TO: TRAINING, INSPECTION, MAINTENANCE LOG; RECORD DRAWINGS SHOWING LOCATIONS, LIMITS, AND DATES OF INSTALLATION FOR VARIOUS MEASURES; DATED PHOTOGRAPHERS AND FIELD SKETCHES.

4. THE CONTRACTOR SHALL BE FAMILIAR WITH AND AGREE TO IMPLEMENT THE MEASURES AND INSTALLATIONS DEPICTED ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN INCLUDING INSTALLATION, ROUTINE INSPECTION AND MAINTENANCE, ADJUSTMENTS AND EXPANSION DUE TO EVOLVING SITE CONDITIONS, EMERGENCY MAINTENANCE AND ADJUSTMENTS DUE TO ACTUAL STORM AND SITE CONDITIONS, AND DOCUMENTATION.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	SP-1 SITE PLAN
3	C-1 SITE IMPROVEMENT PLAN
4	C-2 SITE RESTORATION PLAN
5	SR-1 SITE RESTORATION STUDY
6	EC-1 EROSION CONTROL PLAN & DETAILS
7	LP-1 PLANTING PLAN
8	LP-2 PLANTING DETAILS
9	LP-3 PLANTING SPECIFICATIONS
10	LI-1 IRRIGATION PLAN
11	LI-2 IRRIGATION DETAILS
12	LI-3 IRRIGATION SPECIFICATIONS
13	E1.0 ELECTRICAL SYMBOLS SPECS
14	E1.1 ELECTRICAL SITE PLAN
15	E1.2 ELECTRICAL SITE PHOTOMETRIC PLAN
16	E1.3 SITE PHOTOMETRIC COLOR FLOW PLAN

GVCH Rehabilitation Center Parking Lot Summary

Parking Lot	Spaces Provided - Existing	Spaces Provided – Proposed
Northern Parking Lot	343 Parking Spaces (44%)	343 Parking Spaces (54%)
Southern Parking Lot	53 Parking Spaces (7%)	28 Parking Spaces (4%)
Total GVCH Campus	*396 Parking Spaces (51%)*	*371 Parking Spaces (58%)*
Hollipat Lot – Reconfigured Under Case. No. 19-080-DPAM	376 Parking Spaces (49%)	271 Parking Spaces (42%)
Total	**772 Parking Spaces (100%)**	**642 Parking Spaces (100%)**

City of Goleta Zoning Ordinance Parking Requirements

Land Use	Size	City Parking Ratio	Parking Space Requirement	Parking Provided
Hospital	61 Beds (a) 265 Employees (b)	1 Space/2 Beds 1 Space/3 Employees	31 Spaces 88 Spaces 119 Spaces (26%)	642 Spaces
Medical Office(c)	52,678 SF	1 Space/200 SF	263 Spaces (57%)	
Rehab Center	30 Beds (a) 182 Employees (d)	1 Space/2 Beds 1 Space/3 Employees	15 Spaces 61 Spaces 76 Spaces (17%)	
Total	91 Beds 447 Employees	NA	**458 Spaces (100%)**	

(a) GVCH Original DP 52 in-patient beds licensed beds; 88 total beds (87 were constructed) and 265 Employees. Future GVCH beds include 24 Hospital beds, 20 Emergency beds, 10 Wound Center beds, 6 Out-Patient beds, and 1 Endoscopy bed + 30 rehabilitation beds = 91 beds total.
(b) Employees include 200 full-time and 65 part-time employees.
(c) The GVCH MOB is located at 5333 Hollister Ave. APN:065-090-023 and is not a part of the proposed project and is referenced per the existing Shared Parking and Reciprocal Access Agreement per OR#2010-0021674.
(d) Employees include 150 full-time and 32 part-time employees.

IMPORTANT NOTICE

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

811
Know what's **below.**
Call before you dig.

PROJECT DATA

LOCATION:	334 S. PATTERSON AVENUE GOLETA, CA 93117
APN:	065-090-028
LOT AREA:	551,458 SF / 12.66 AC GROSS 418,028 SF / 9.60 AC NET

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 71335
CIVIL
STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224
CIVIL ENGINEERING · PLANNING
CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
BY: ______ **DATE:** ______

TITLE SHEET
HOLLIPAT PARKING AMENDMENT
SITE IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

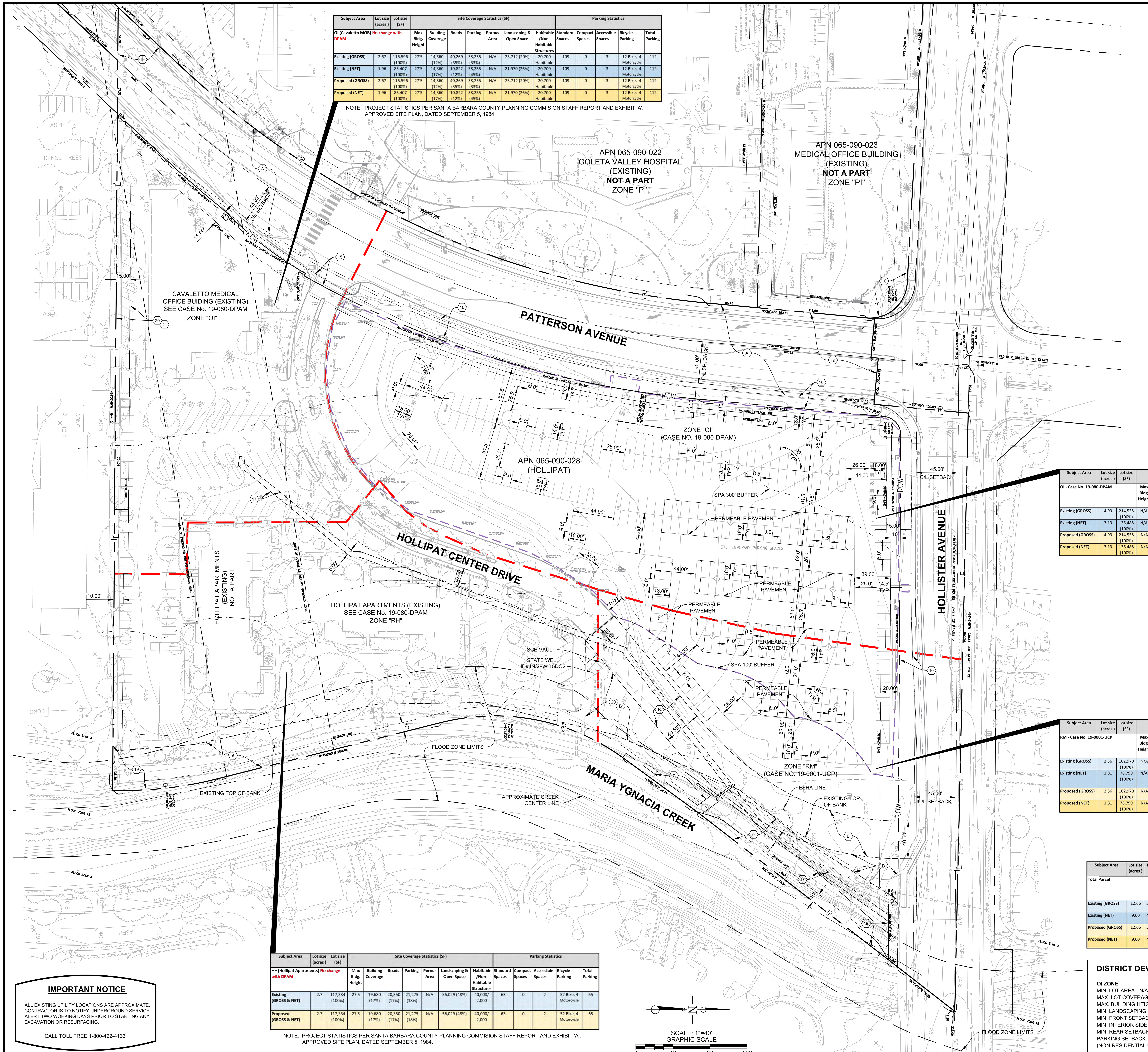
G-1

DATE: OCT. 2021

SHT. 1 OF 16

W.O. 1987

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.



Subject Area	Lot size (acres)	Lot size (SF)	Site Coverage Statistics (SF)							Parking Statistics				
OI (Cavaletto MOB) No change with DPAM			Max Bldg. Height	Building Coverage	Roads	Parking	Porous Area	Landscaping & Open Space	Habitable /Non-Habitable Structures	Standard Spaces	Compact Spaces	Accessible Spaces	Bicycle Parking	Total Parking
Existing (GROSS)	2.67	116,596 (100%)	27'5	14,360 (12%)	40,269 (35%)	38,255 (33%)	N/A	23,712 (20%)	20,700 Habitable	109	0	3	12 Bike, 4 Motorcycle	112
Existing (NET)	1.96	85,407 (100%)	27'5	14,360 (17%)	10,822 (12%)	38,255 (45%)	N/A	21,970 (26%)	20,700 Habitable	109	0	3	12 Bike, 4 Motorcycle	112
Proposed (GROSS)	2.67	116,596 (100%)	27'5	14,360 (12%)	40,269 (35%)	38,255 (33%)	N/A	23,712 (20%)	20,700 Habitable	109	0	3	12 Bike, 4 Motorcycle	112
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NOTE: PROJECT STATISTICS PER SANTA BARBARA COUNTY PLANNING COMMISION STAFF REPORT AND EXHIBIT 'A', APPROVED SITE PLAN, DATED SEPTEMBER 5, 1984.

EXISTING SITE EASEMENTS:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING AND ITEM NUMBER IN PRELIMINARY TITLE REPORT.)

7 AN EASEMENT FOR POLES, GUYS, ANCHORS, CROSSARMS, WIRES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 17, 1956 AS BOOK 1408, PAGE 231 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.

8 AN EASEMENT FOR DISCHARGE OF SURFACE DRAINAGE WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1964 AS BOOK 2041, PAGE 666 OF OFFICIAL RECORDS. IN FAVOR OF: SANTA BARBARA HOSPITAL BUILDING, LTD. DOES NOT AFFECT SUBJECT PROPERTY.

9 AN EASEMENT FOR FLOOD CONTROL, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 25, 1976 AS BOOK 2631, PAGE 1536 OF OFFICIAL RECORDS. IN FAVOR OF: SANTA BARBARA FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

10 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 3, 1979 AS INSTRUMENT NO. 79-426 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SANTA BARBARA.

15 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 4, 1985 AS INSTRUMENT NO. 85-17060 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF SANTA BARBARA.

16 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1985 AS INSTRUMENT NO. 1985-050215 OF OFFICIAL RECORDS. IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION NO LEGAL DESCRIPTION IN DOCUMENT; NO EASEMENT PLOTTED.

17 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1985 AS INSTRUMENT NO. 1985-056628 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.

19 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OFFER OF DEDICATION" RECORDED DECEMBER 6, 1989 AS INSTRUMENT NO. 89-081221 OF OFFICIAL RECORDS.

20 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF RIGHTS IN SEWER LINES" RECORDED APRIL 25, 1994 AS INSTRUMENT NO. 94-035133 OF OFFICIAL RECORDS.

21 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1994 AS INSTRUMENT NO. 94-035134 OF OFFICIAL RECORDS. IN FAVOR OF: GOLETA SANITARY DISTRICT.

THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY BUT DO NOT APPEAR IN PRELIMINARY TITLE REPORT:

A AN EASEMENT FOR PUBLIC ROAD, UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1963 AS BOOK 1978, PAGE 467 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SANTA BARBARA.

B AN EASEMENT FOR WATER SERVICE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1986 AS INSTRUMENT NO. 1986-086199 OF OFFICIAL RECORDS. IN FAVOR OF: GOLETA WATER DISTRICT, A COUNTY WATER DISTRICT.

LEGEND:

ON-SITE PROJECT AREA 3.53 ACRES (154,095 SF) [OFF-SITE PROJECT AREA OF 0.41 ACRES (17,700 SF) FOR PROPOSED PUBLIC IMPROVEMENTS ARE NOT INCLUDED IN THE PROJECT AREA SHOWN ON THIS SHEET, SEE PUBLIC IMPROVEMENT PLANS FOR MORE INFORMATION. TOTAL ON-SITE AND OFF-SITE PROJECT AREA IS 3.94 ACRES (171,795 SF)]

ZONING BOUNDARIES

Subject Area	Lot size (acres)	Lot size (SF)	Site Coverage Statistics (SF)							Parking Statistics				
OI - Case No. 19-080-DPAM			Max Bldg. Height	Building Coverage	Roads	Parking	Porous Area	Landscaping & Open Space	Habitable /Non-Habitable Structures	Standard Spaces	Compact Spaces	Accessible Spaces	Bicycle Parking	Total Parking
Existing (GROSS)	4.93	214,558 (100%)	N/A	N/A	67,221 (31%)	79,816 (37%)	14,948 (7%)	52,573 (25%)	N/A	206	55	10	0	271
Existing (NET)	3.13	136,488 (100%)	N/A	N/A	5,119 (4%)	79,816 (58%)	14,948 (11 %)	36,605 (27 %)	N/A	206	55	10	0	271
Proposed (GROSS)	4.93	214,558 (100%)	N/A	N/A	67,221 (31%)	79,418 (37%)	13,803 (7%)	54,116 (25%)	N/A	207	54	10	0	271
Proposed (NET)	3.13	136,488 (100%)	N/A	N/A	5,119 (4%)	79,418 (58%)	13,803 (10%)	38,148 (28%)	N/A	207	54	10	0	271

Subject Area	Lot size (acres)	Lot size (SF)	Site Coverage Statistics (SF)							Parking Statistics				
RM - Case No. 19-0001-UCP			Max Bldg. Height	Building Coverage	Roads	Parking	Porous Area	Landscaping & Open Space	Habitable /Non-Habitable Structures	Standard Spaces	Compact Spaces	Accessible Spaces	Bicycle Parking	Total Parking
Existing (GROSS)	2.36	102,970 (100%)	N/A	N/A	18,297 (18%)	17,020 (17%)	10,402 (10%)	57,251 (55%)	N/A	53	45	0	0	98
Existing (NET)	1.81	78,799 (100%)	N/A	N/A	280 (0.4%)	17,020 (22%)	10,402 (13.6%)	51,097 (64%)	N/A	53	45	0	0	98
Proposed (GROSS)	2.36	102,970 (100%)	N/A	N/A	18,297 (18%)	0 (0%)	0 (0%)	84,673 (82%)	N/A	0	0	0	0	0
Proposed (NET)	1.81	78,799 (100%)	N/A	N/A	280 (0.4%)	0 (0%)	0 (0%)	78,519 (99.6%)	N/A	0	0	0	0	0

Subject Area	Lot size (acres)	Lot size (SF)	Site Coverage Statistics (SF)							Parking Statistics				
Total Parcel			Max Bldg. Height	Building Coverage	Roads	Parking	Porous Area	Landscaping & Open Space	Habitable /Non-Habitable Structures	Standard Spaces	Compact Spaces	Accessible Spaces	Bicycle Parking	Total Parking
Existing (GROSS)	12.66	551,458 (100%)	27'5"	34,040 (6%)	146,417 (27%)	158,273 (28%)	25,350 (5%)	187,378 (34%)	62,700	431	100	15	64 Bike, 4 Motorcycle	546
Existing (NET)	9.60	418,028 (100%)	27'5"	34,040 (8%)	36,571 (9%)	158,273 (38%)	25,350 (6%)	163,794 (39%)	62,700	431	100	15	64 Bike, 4 Motorcycle	546
Proposed (GROSS)	12.66	551,458 (100%)	27'5"	34040 (6%)	146,417 (26%)	138,948 (25%)	13,803 (3%)	218,250 (40%)	62,700	378	54	15	69 Bike, 4 Motorcycle	447
Proposed (NET)	9.60	418,028 (100%)	27'5"	34,040 (8%)	36,571 (9%)	138,948 (33%)	13,803 (3%)	194,666 (47%)	62,700	378	54	15	69 Bike, 4 Motorcycle	447

Subject Area	Lot size (acres)	Lot size (SF)	Site Coverage Statistics (SF)							Parking Statistics				
RH(Hollipat Apartments) No change with DPAM			Max Bldg. Height	Building Coverage	Roads	Parking	Porous Area	Landscaping & Open Space	Habitable /Non-Habitable Structures	Standard Spaces	Compact Spaces	Accessible Spaces	Bicycle Parking	Total Parking
Existing (GROSS & NET)	2.7	117,334 (100%)	27'5	19,680 (17%)	20,350 (17%)	21,275 (18%)	N/A	56,029 (48%)	40,000/ 2,000	63	0	2	52 Bike, 4 Motorcycle	65
Proposed (GROSS & NET)	2.7	117,334 (100%)	27'5	19,680 (17%)	20,350 (17%)	21,275 (18%)	N/A	56,029 (48%)	40,000/ 2,000	63	0	2	52 Bike, 4 Motorcycle	65

NOTE: PROJECT STATISTICS PER SANTA BARBARA COUNTY PLANNING COMMISION STAFF REPORT AND EXHIBIT 'A', APPROVED SITE PLAN, DATED SEPTEMBER 5, 1984.

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

DISTRICT DEVELOPMENT STANDARDS:

OI ZONE:
MIN. LOT AREA - N/A
MAX. LOT COVERAGE - 40%
MAX. BUILDING HEIGHT - 35'
MIN. LANDSCAPING - 10%
MIN. FRONT SETBACK - 15'
MIN. INTERIOR SIDE SETBACK - 15'
MIN. REAR SETBACK - 15'
PARKING SETBACK
(NON-RESIDENTIAL USES) - 10'

RM ZONE:
MIN. LOT AREA - N/A
MAX. LOT COVERAGE - 30%
MAX. BUILDING HEIGHT - 35'
MIN. FRONT SETBACK - 20'
MIN. INTERIOR SIDE SETBACK - 5'
MIN. REAR SETBACK - 10'

RH ZONE:
MIN. LOT AREA - N/A
MAX. LOT COVERAGE - 40%
MAX. BUILDING HEIGHT - 35'
MIN. FRONT SETBACK - 20'
MIN. INTERIOR SIDE SETBACK - 5'
MIN. REAR SETBACK - 10'

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
BY: ____ DATE: ____

SITE PLAN

HOLLIPAT PARKING AMENDMENT
SITE IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

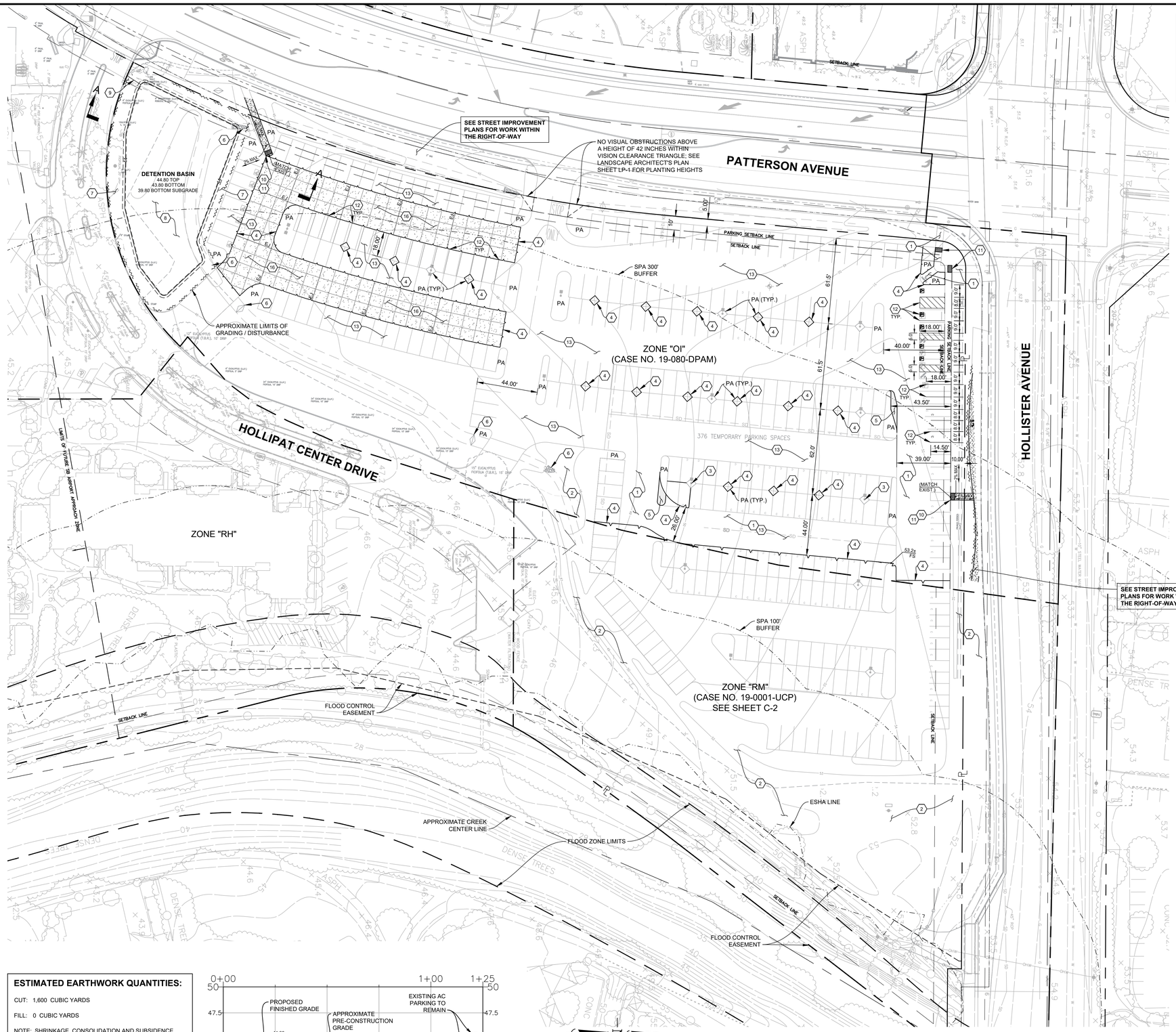
SP-1

DATE: OCT. 2021

SHT. 2 OF 16

W.O. 1987

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.



PARKING STATISTICS:

TOTAL: 271 TOTAL

STANDARD SPACES: 207

COMPACT SPACES: 54

ADA SPACES: 10

BICYCLE PARKING: 0

GENERAL CONSTRUCTION NOTES THIS SHEET:

A. SEE LANDSCAPE ARCHITECTS SHEET LC-1 FOR DEMOLITION PLAN.

B. SEE OFFSITE IMPROVEMENT PLANS FOR ALL FRONTAGE IMPROVEMENTS ON PATTERSON AVE. AND HOLLISTER AVE.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING.)

1 PROTECT EXISTING PAVEMENT.

2 PROTECT EXISTING LANDSCAPED AREA AND IRRIGATION SYSTEM OUTSIDE OF DISTURBED AREA.

3 PROTECT EXISTING LIGHT TO REMAIN.

4 CONSTRUCT SAWCUT LINE AS SHOWN ON PLAN. PROTECT EXISTING EDGE OF PAVEMENT TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL). REMOVE EXISTING PAVEMENT SECTION AND DISPOSE OF OFFSITE.

5 CONSTRUCT A.C. PAVEMENT AS SHOWN ON PLANS AND PER STRUCTURAL SECTION DETAIL 1 ON THIS SHEET.

6 PROTECT EXISTING DRAINAGE INLETS AND / OR OUTLETS.

7 GRADE UNPAVED AREAS WITHIN LIMITS OF DISTURBANCE TO FINISH GRADES, FLOWLINES AND CONTOURS PER PLAN TO PROVIDE PROPER DRAINAGE AND TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING IMPROVEMENTS. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.

8 CONSTRUCT DETENTION BASIN PER DETAIL 2 ON THIS SHEET.

9 CONSTRUCT 6" STORM DRAIN PIPE OUTLET TO EXISTING 3"X12" RECTANGULAR CURB FACE DISCHARGE (2).

10 CONSTRUCT 5' WIDE CONCRETE WALKWAY PER DETAIL 3 ON THIS SHEET.

11 INSTALL 3'-0" WIDE TRUNCATED DOMES PER CBC 2016 REQUIREMENTS.

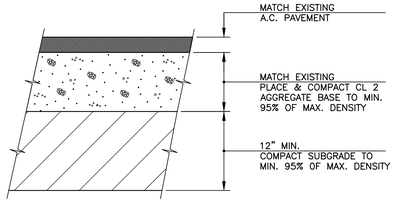
12 CONSTRUCT TYPICAL 4" WIDE WHITE PAVEMENT STRIPING AS SHOWN ON PLANS. SANDBLAST AND REMOVE EXISTING STRIPING AS NECESSARY.

13 CONSTRUCT CRACK / SLURRY SEAL ON ALL EXISTING ASPHALT TO REMAIN.

14 REMOVE AND REPLACE ACCESSIBLE PARKING SIGNAGE TO ALIGN WITH CORRESPONDING STRIPING.

15 NOT USED.

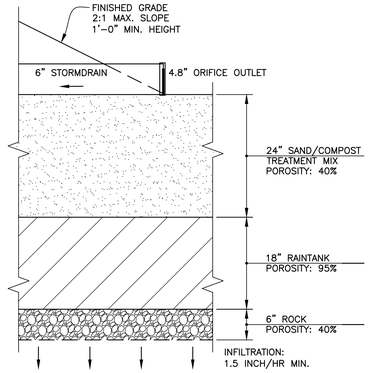
16 REMOVE EXISTING AC PAVEMENT AND REPLACE WITH CONCRETE PAVEMENT PER DETAIL 4 ON THIS SHEET. MATCH EXISTING ELEVATIONS. CONSTRUCT JOINTS AS SHOWN ON PLAN (10' MAX. SPACING, 50' MAX. SPACING BETWEEN EXPANSION JOINTS).



ACTUAL THICKNESS OF A.C. PAVEMENT AND AGGREGATE BASE SHALL BE DETERMINED DURING CONSTRUCTION BY THE GEOTECHNICAL ENGINEER PURSUANT TO R-VALUE TESTING OF SUBGRADE BASED ON T.I.= 4.0.

1 TYPICAL A.C. PAVEMENT STRUCTURAL SECTION

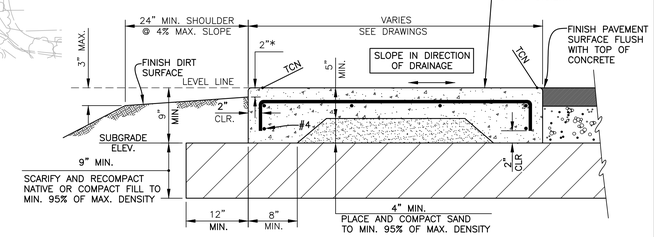
NOT TO SCALE



2 TYPICAL DETENTION / TREATMENT SECTION

NOT TO SCALE

THICKENED EDGE IS ON ALL SIDES UNLESS OTHERWISE NOTED
CONSTRUCT ⅜" RADIUS ROUNDING ON ALL EXPOSED CORNERS
FORM ALL SIDES
CONSTRUCT JOINTS PER SPECIFICATIONS AND AS SHOWN ON PLANS
CONSTRUCT BROOM FINISH TRANSVERSE TO PATH OF TRAVEL: MEDIUM BROOM WHERE WALK SLOPE IS 5% OR LESS, HEAVY BROOM WHERE SLOPE IS GREATER THAN 5%.



3 WALKWAY WITH THICKENED EDGE DETAIL

NOT TO SCALE

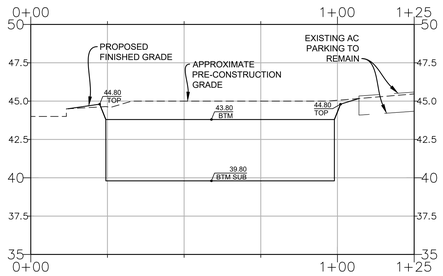
ESTIMATED EARTHWORK QUANTITIES:

CUT: 1,600 CUBIC YARDS

FILL: 0 CUBIC YARDS

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

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



DETENTION BASIN SECTION A-A

SCALE: 1" = 20' HORIZ. & 1" = 4' VERT.

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

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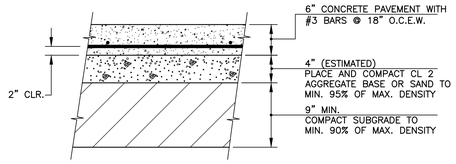
CALL TOLL FREE 1-800-422-4133



4 TYPICAL CONCRETE PAVEMENT STRUCTURAL SECTION

NOT TO SCALE

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
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Telephone (805) 966-2224
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

PRELIMINARY
NOT FOR CONSTRUCTION
BY: DATE:

SITE IMPROVEMENT PLAN

HOLLIPAT PARKING AMENDMENT
SITE IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

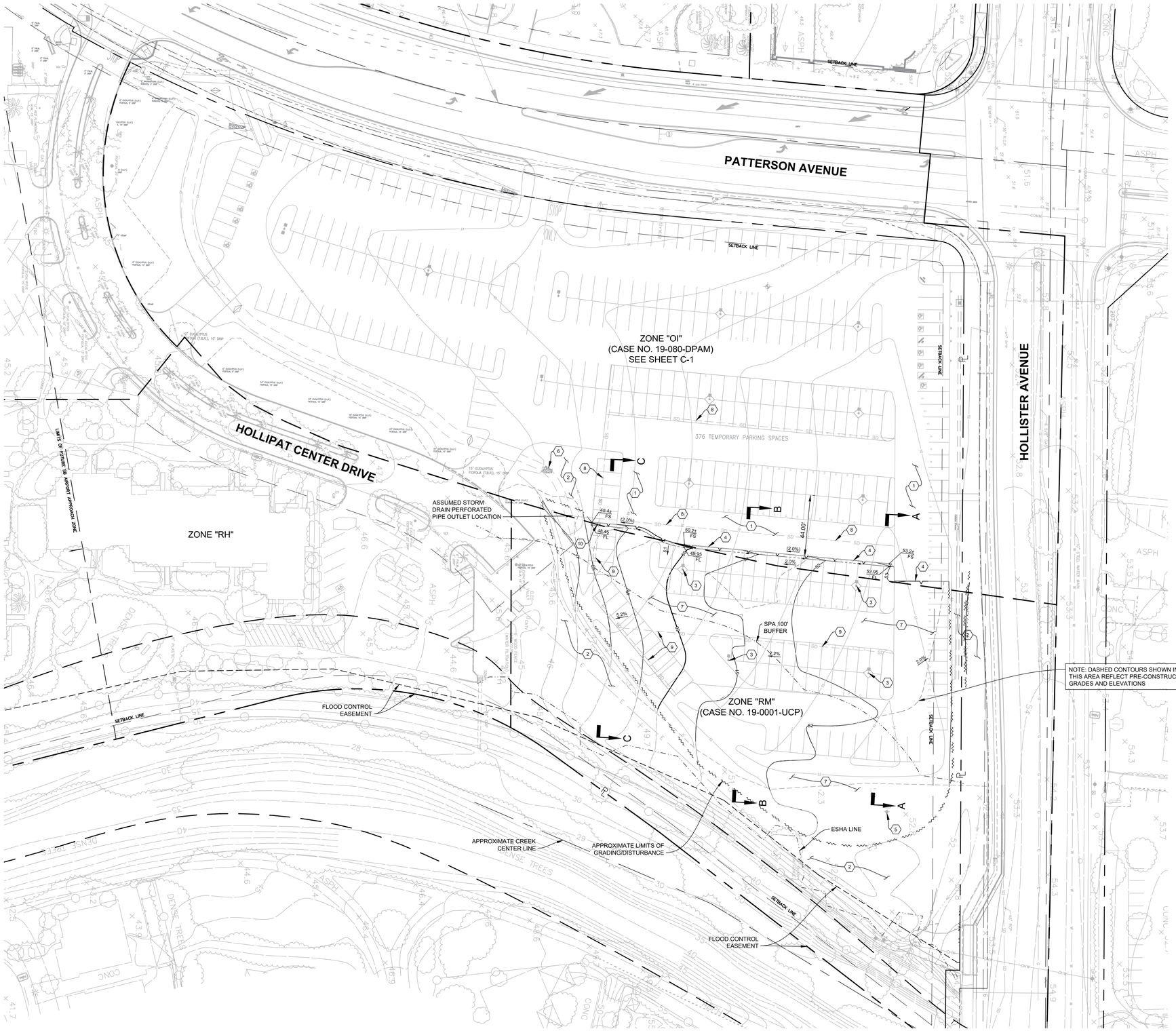
C-1

DATE: OCT. 2021

SHT. 3 OF 16

W.O. 1987

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.



GENERAL CONSTRUCTION NOTES THIS SHEET:

A. SEE LANDSCAPE ARCHITECTS SHEET LC-1 FOR DEMOLITION PLAN.

B. SEE OFFSITE IMPROVEMENT PLANS FOR ALL FRONTAGE IMPROVEMENTS ON PATTERSON AVE. AND HOLLISTER AVE.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING.)

1 PROTECT EXISTING PAVEMENT.

2 PROTECT EXISTING LANDSCAPED AREA AND IRRIGATION SYSTEM OUTSIDE OF DISTURBED AREA.

3 EXISTING LIGHT POLE AND FOOTING TO BE REMOVED.

4 CONSTRUCT SAWCUT LINE AS SHOWN ON PLAN. PROTECT EXISTING EDGE OF PAVEMENT TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL). REMOVE EXISTING PAVEMENT SECTION AND DISPOSE OF OFFSITE.

5 REMOVE EXISTING POWER POLE, COMBINATION METER AND CIRCUIT BREAKER PER OTHERS. SEE CASE NO. 19-080-DPAM PLANS FOR NEW UNDERGROUND CONNECTIONS.

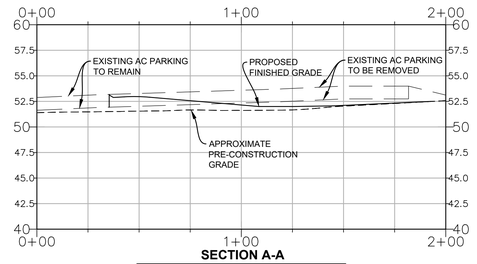
6 PROTECT EXISTING DRAINAGE INLETS AND / OR OUTLETS.

7 GRADE UNPAVED AREAS WITHIN LIMITS OF DISTURBANCE TO FINISH GRADES, FLOWLINES AND CONTOURS PER PLAN TO PROVIDE PROPER DRAINAGE AND TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING IMPROVEMENTS. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.

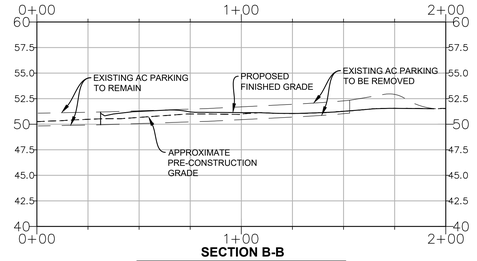
8 PROTECT EXISTING PERFORATED STORM DRAIN PIPE TO REMAIN.

9 EXISTING PERFORATED STORM DRAIN PIPE TO BE REMOVED.

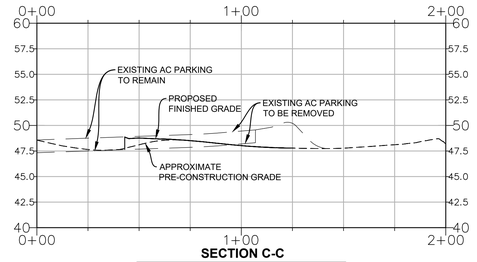
10 CONSTRUCT CAP ON END EXISTING PERFORATED STORM DRAIN PIPE.



SECTION A-A
SCALE: 1" = 30' HORIZ. & 1" = 6' VERT.



SECTION B-B
SCALE: 1" = 30' HORIZ. & 1" = 6' VERT.



SECTION C-C
SCALE: 1" = 30' HORIZ. & 1" = 6' VERT.

ESTIMATED EARTHWORK QUANTITIES:

CUT: 100 CUBIC YARDS

FILL: 700 CUBIC YARDS

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

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

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

BY: NOT FOR CONSTRUCTION DATE:

SITE RESTORATION PLAN

HOLLIPAT PARKING AMENDMENT
SITE IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

C-2

DATE: OCT. 2021

SHT. 4 OF 16

W.O. 1987

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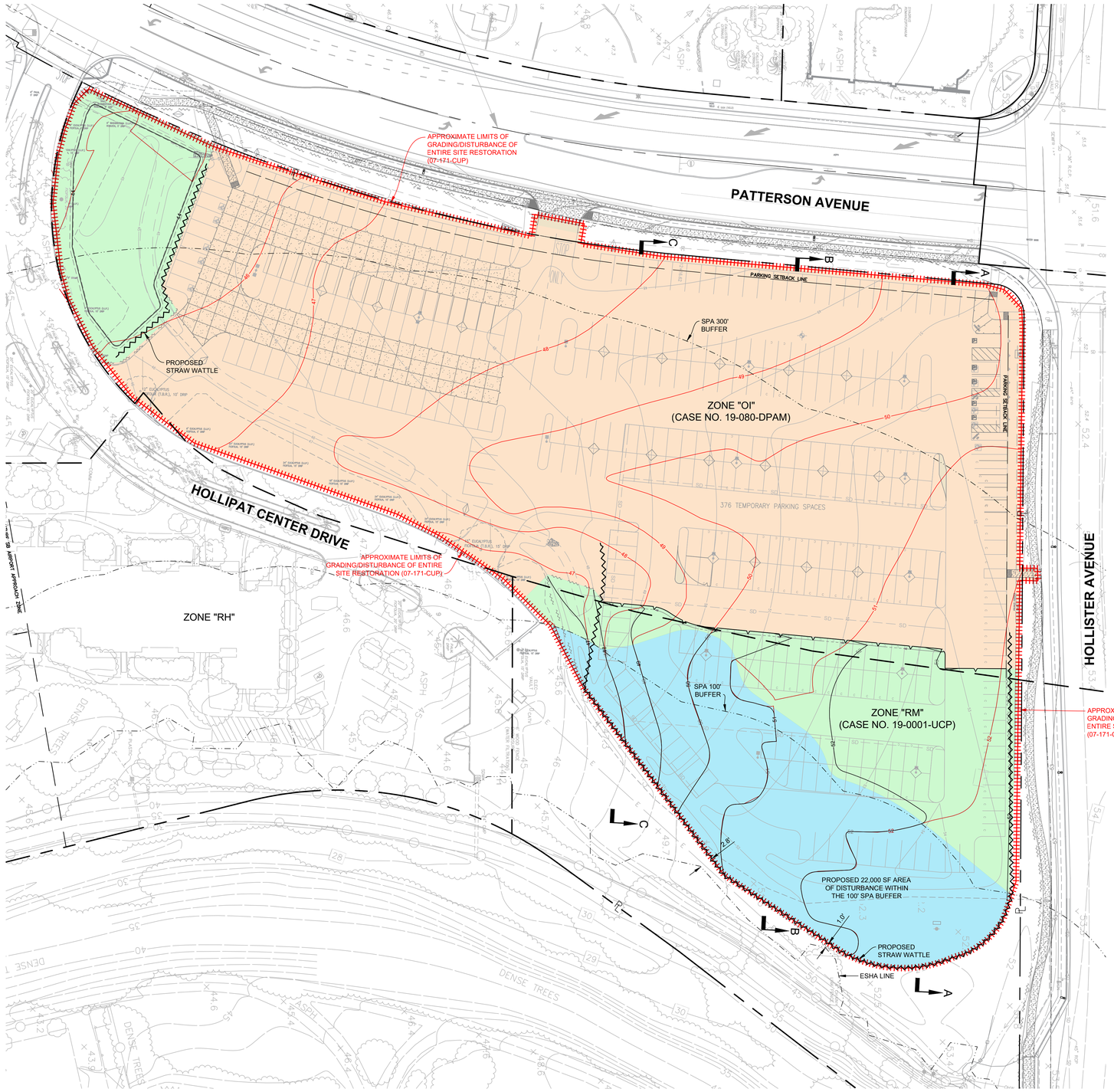


LEGEND:

- ORIGINAL SITE CONTOURS
- CURRENT CONDITIONS SITE CONTOURS
- PROPOSED SITE CONTOURS (IN AREAS TO BE CHANGED FROM CURRENT CONDITIONS)
- APPROXIMATE LIMITS OF GRADING/DISTURBANCE OF ENTIRE SITE RESTORATION (07-171-CUP)
- EXISTING TEMPORARY PARKING LOT TO REMAIN (119,696 SF / 2.75 AC)
- PROPOSED TRANSITIONAL GRADING FOR PARKING LOT (30,642 SF / 0.70 AC)
- AREA TO BE RESTORED TO ORIGINAL SITE CONTOURS PER 07-171-CUP (26,703 SF / 0.61 AC)

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

ON-SITE RESTORATION COMPARISON CALCULATIONS

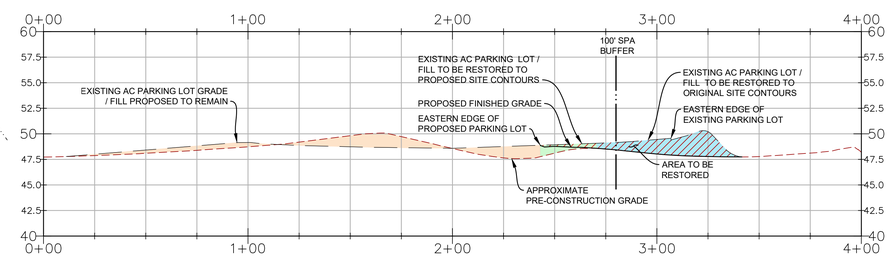
ITEM	SITE	AREA (SF)	EARTHWORK (CU. FT.)
1	RESTORATION OF ENTIRE PARKING LOT AS REQUIRED BY 07-171-CUP	177,230	3,600 CUT / 1,800 FILL (1,800 EXPORT)
2	PROPOSED RESTORATION AND BASIN AREAS (19-080-DPAM & 19-0001-UCP)	57,000	1,700 CUT / 700 FILL (1,000 EXPORT)
3	PROPOSED CHANGE (ITEM 2 - ITEM 1)	-120,230	-1,900 CUT / -1,100 FILL (-800 EXPORT)

NOTE: SEE STREET IMPROVEMENT PLANS FOR ALL PROPOSED PUBLIC IMPROVEMENTS.

ON-SITE RESTORATION WITHIN 100' OF ESHA COMPARISON CALCS

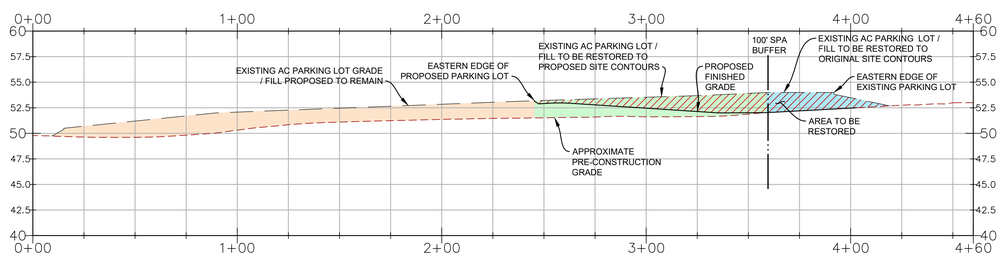
ITEM	SITE	AREA (SF)	EARTHWORK (CU. FT.)
1	RESTORATION AS REQUIRED BY 07-171-CUP	22,000	100 CUT / 100 FILL
2	PROPOSED RESTORATION AREA (19-0001-UCP)	22,000	100 CUT / 100 FILL
3	PROPOSED CHANGE (ITEM 2 - ITEM 1)	0	0 CUT / 0 FILL

NOTE: SEE STREET IMPROVEMENT PLANS FOR ALL PROPOSED PUBLIC IMPROVEMENTS.



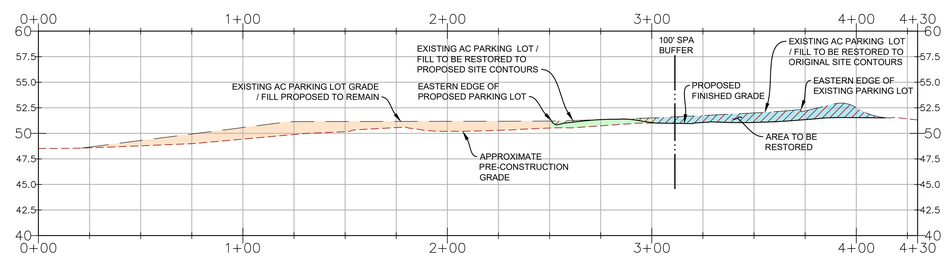
SECTION C-C

SCALE: 1" = 30' HORIZ. & 1" = 6' VERT.



SECTION A-A

SCALE: 1" = 30' HORIZ. & 1" = 6' VERT.



SECTION B-B

SCALE: 1" = 30' HORIZ. & 1" = 6' VERT.

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMITDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

BY: _____ DATE: _____
PRELIMINARY
NOT FOR CONSTRUCTION

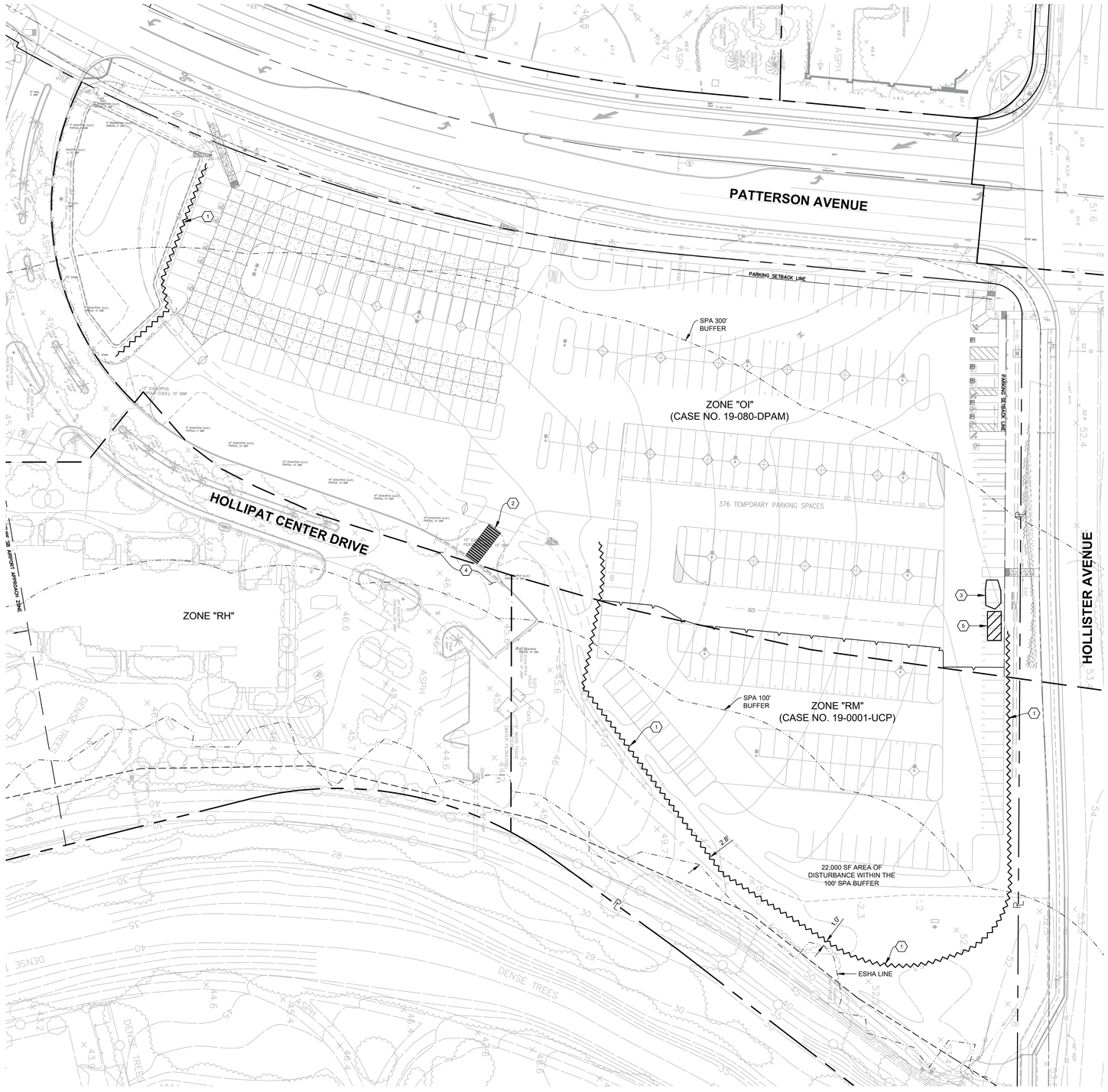
SITE RESTORATION STUDY

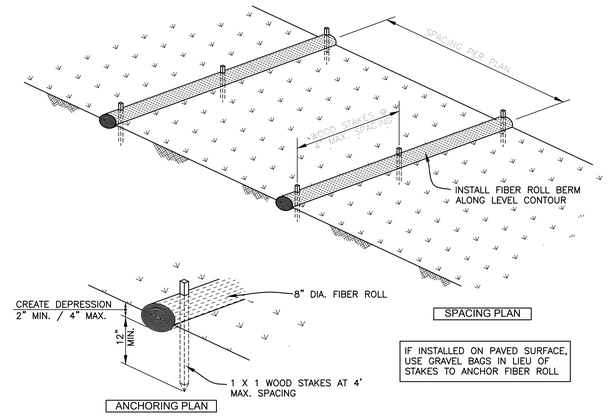
HOLLIPAT PARKING AMENDMENT
SITE IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

SR-1

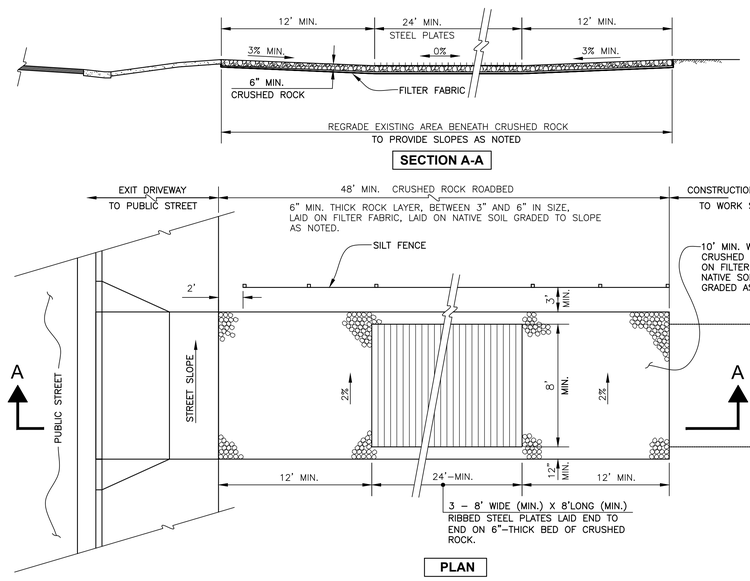
DATE: OCT. 2021
SHT. 5 OF 16

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

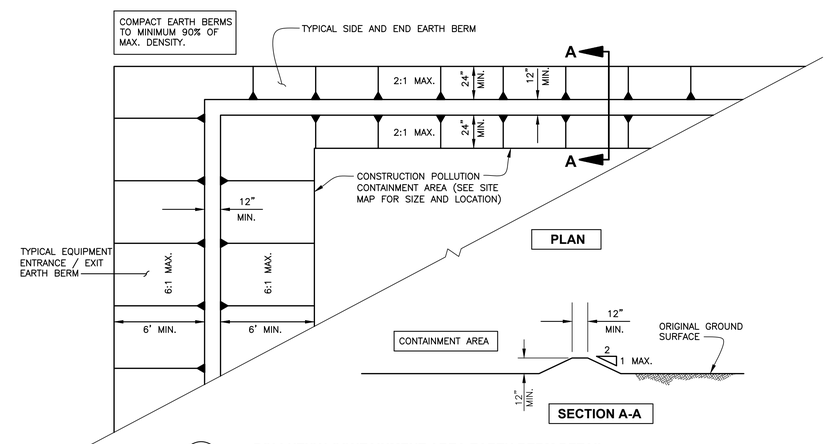




1 FIBER ROLL BERM DETAIL
NOT TO SCALE



2 STEEL PLATE / ROCK STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



3 POLLUTION CONTAINMENT AREA EARTH BERM DETAIL
NOT TO SCALE

STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. INSTALL AND MAINTAIN TEMPORARY FIBER ROLL BERM (STRAW WATTLE) PER DETAIL 1 ON THIS SHEET, OR FILTREXX SILTSOXX PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE BMP SE-5 FOR ADDITIONAL INFORMATION.
2. CONSTRUCT STEEL PLATE CONSTRUCTION ENTRANCE FOR FULL WIDTH OF ACCESS PER DETAIL 2 ON THIS SHEET. SEE SWPPP BMP TC-1 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.
3. CONSTRUCT POLLUTION CONTAINMENT AREA PER DETAIL 3 ON THIS SHEET. SEE SWPPP BMP NS-8, NS-9 AND NS-10 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.
4. SWEEP EXISTING ACCESS ROAD (PAVEMENT EDGE TO PAVEMENT EDGE) TO AT LEAST 100' EACH WAY FROM FROM CONSTRUCTION ENTRANCE AT LEAST ONCE EACH WEEK AND FOLLOWING EACH STORM EVENT. SEE SWPPP BMP SE-7 FOR ADDITIONAL INFORMATION.
5. EQUIPMENT AND MATERIALS STAGING AREA. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.

IMPORTANT NOTICE

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CALL TOLL FREE 1-800-422-4133

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCONTO No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
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F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

PREPARED BY: NOT FOR CONSTRUCTION DATE:

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EROSION CONTROL PLAN & DETAILS

HOLLIPAT PARKING AMENDMENT
SITE IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

EC-1

DATE: OCT. 2021

SHT. 6 OF 16

PLOTTED: Tuesday, October 26, 2021 9:10:03 AM 1987_G-1, C-1, EC-1.DWG

W.O. 1987

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Revisions

HOLLIPAT PARKING AMENDMENT

Zone "OI" CASE NUMBER 19-080-DPAM

334 South Patterson Avenue, Goleta, CA 93111

PRELIMINARY LANDSCAPE PLAN - PARKING

Issue

Date	Job Number
12.21.2020	19.025
Drawn By	Checked by
JM	MD
Sheet -	of -

PL-1

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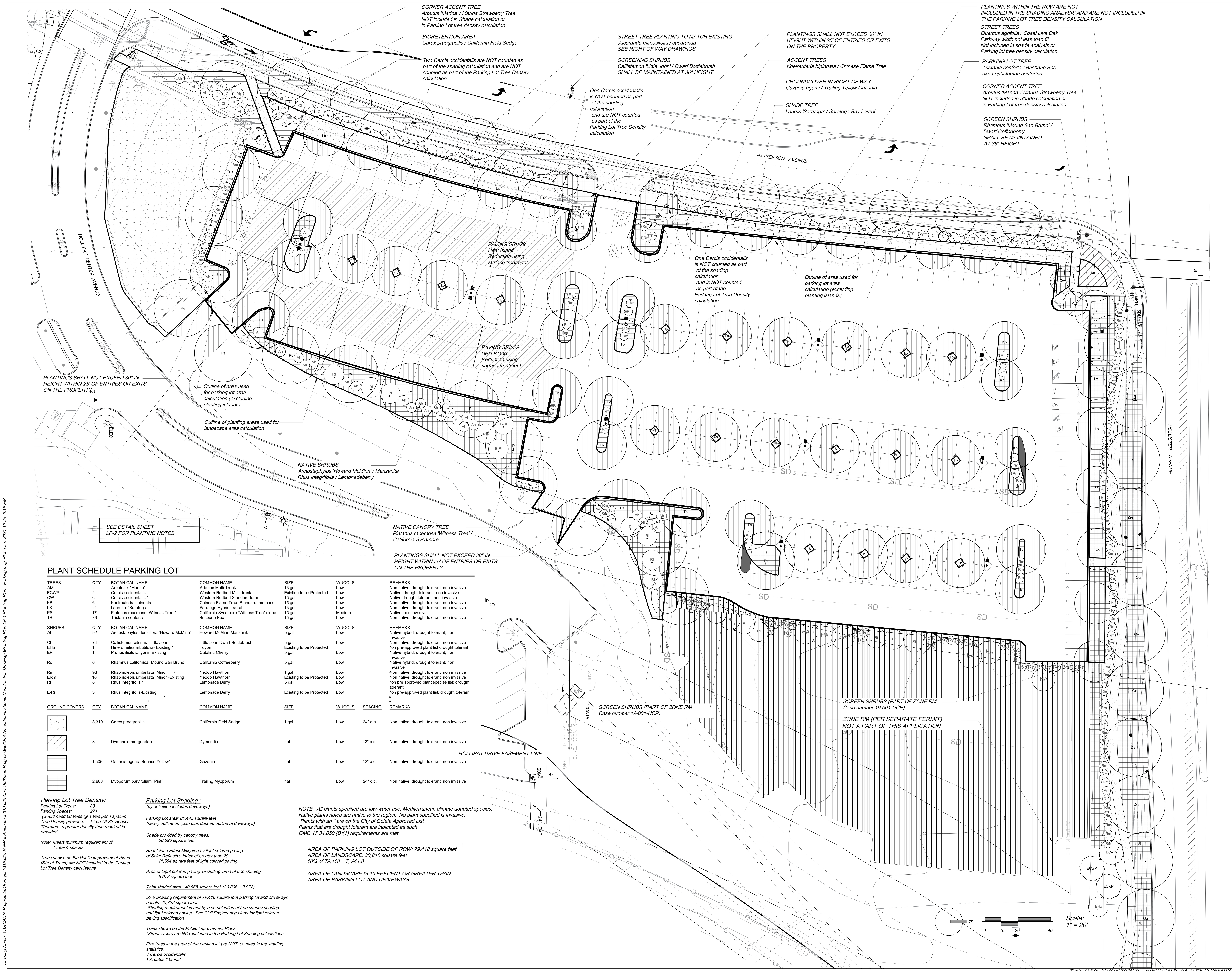
Drawing Name: \\ARCADIA\Projects\2019 Projects\19.025 HollPat Amendment\19.025 Cad\19.025 In Progress\HollPat Amendment\Sheets\Preliminary Landscape Plan\PL-1 Preliminary Landscape Plan - Parking.dwg Plot date: 2021-10-26 9:36 AM



PLANT SCHEDULE PARKING LOT

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	REMARKS
AM	2	Arbutus x `Marina`	Arbutus Multi-Trunk	15 gal	Low	Non native; drought tolerant; non invasive
ECWP	2	Cercis occidentalis	Western Redbud Multi-trunk	Existing to be Protected	Low	Native; drought tolerant; non invasive
CW	6	Cercis occidentalis *	Western Redbud Standard form	15 gal	Low	Native;drought tolerant; non invasive
KB	6	Koelreuteria bipinnata	Chinese Flame Tree- Standard, matched	15 gal	Low	Non native; drought tolerant; non invasive
LX	21	Laurus x `Saratoga`	Saratoga Hybrid Laurel	15 gal	Low	Non native; drought tolerant; non invasive
PS	17	Platanus racemosa `Witness Tree`*	California Sycamore `Witness Tree` clone	15 gal	Medium	Native; non invasive
TB	33	Tristania conferta	Brisbane Box	15 gal	Low	Non native; drought tolerant; non invasive

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	REMARKS
Ah	52	Arctostaphylos densiflora `Howard McMinn`	Howard McMinn Manzanita	5 gal	Low	Native hybrid; drought tolerant; non invasive
Cl	74	Callistemon citrinus `Little John`	Little John Dwarf Bottlebrush	5 gal	Low	Non native; drought tolerant; non invasive
EHa	1	Heteromeles arbutifolia- Existing *	Toyon	Existing to be Protected		*on pre-approved plant list drought tolerant
EPl	1	Prunus ilicifolia lyonii- Existing	Catalina Cherry	5 gal	Low	Native hybrid; drought tolerant; non invasive
Rc	6	Rhamnus californica `Mound San Bruno`	California Coffeeberry	5 gal	Low	Native hybrid; drought tolerant; non invasive
Rm	93	Rhaphiolepis umbellata `Minor` *	Yeddo Hawthorn	1 gal	Low	*Non native; drought tolerant; non invasive
ERm	16	Rhaphiolepis umbellata `Minor`-Existing	Yeddo Hawthorn	Existing to be Protected	Low	Non native; drought tolerant; non invasive
Rl	8	Rhus integrifolia *	Lemonade Berry	5 gal	Low	*on pre approved plant species list; drought tolerant
E-Ri	3	Rhus integrifolia-Existing *	Lemonade Berry	Existing to be Protected	Low	*on pre-approved plant list; drought tolerant *

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	REMARKS
	3,310	Carex praegracilis	California Field Sedge	1 gal	Low	24" o.c.	Non native; drought tolerant; non invasive
	8	Dymondia margaretae	Dymondia	flat	Low	12" o.c.	Non native; drought tolerant; non invasive
	1,505	Gazania rigens `Sunrise Yellow`	Gazania	flat	Low	12" o.c.	Non native; drought tolerant; non invasive
	2,668	Myoporum parvifolium `Pink`	Trailing Myoporum	flat	Low	24" o.c.	Non native; drought tolerant; non invasive

Parking Lot Tree Density:

Parking Lot Trees: 83
Parking Spaces: 271
(would need 68 trees @ 1 tree per 4 spaces)
Tree Density provided: 1 tree / 3.25 Spaces
Therefore, a greater density than required is provided

Note: Meets minimum requirement of 1 tree/ 4 spaces

Trees shown on the Public Improvement Plans (Street Trees) are NOT included in the Parking Lot Tree Density calculations

Parking Lot Shading :

(by definition includes driveways)

Parking Lot area: 81,445 square feet
(heavy outline on plan plus dashed outline at driveways)

Shade provided by canopy trees:
30,896 square feet

Heat Island Effect Mitigated by light colored paving of Solar Reflective Index of greater than 29:
11,584 square feet of light colored paving

Area of Light colored paving excluding area of tree shading:
9,972 square feet

Total shaded area: 40,868 square feet (30,896 + 9,972)

50% Shading requirement of 79,418 square foot parking lot and driveways equals: 40,722 square feet
Shading requirement is met by a combination of tree canopy shading and light colored paving. See Civil Engineering plans for light colored paving specification

Trees shown on the Public Improvement Plans (Street Trees) are NOT included in the Parking Lot Shading calculations

Five trees in the area of the parking lot are NOT counted in the shading statistics:
4 Cercis occidentalis
1 Arbutus 'Marina'

NOTE: All plants specified are low-water use, Mediterranean climate adapted species.
Native plants noted are native to the region. No plant specified is invasive.
*Plants with an * are on the City of Goleta Approved List*
Plants that are drought tolerant are indicated as such
GMC 17.34.050 (B)(1) requirements are met

AREA OF PARKING LOT OUTSIDE OF ROW: 79,418 square feet
AREA OF LANDSCAPE: 30,810 square feet
10% of 79,418 = 7, 941.8

AREA OF LANDSCAPE IS 10 PERCENT OR GREATER THAN AREA OF PARKING LOT AND DRIVEWAYS

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REGISTERED LANDSCAPE ARCHITECT
DERRIK TATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

HOLLIPAT PARKING AMENDMENT

Zone "OI" CASE NUMBER 19-080-DPAM

351 South Patterson Avenue, Goleta, CA 93111

PLANTING PLAN - PARKING

Issue
Oct 29, 2021

Date	Job Number
09.02.21	19.025
Drawn By	Checked by
JM	MD

Sheet - of -

LP-1

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Low Impact Development Bioswale Planting Notes:

Landscape installation for bioretention areas is similar to that of traditional landscapes with a few added considerations:
Plant Installation

1. *Bioretention Soil Mix: See infiltration soil specification which defines the ratio of materials in the mix (approximately 35% aged compost to 65% concrete sand), and the gradation, quality analysis, and other requirements for the materials. and for blending and placement of the bioretention soil mix.*
2. *Maintain plants to keep from blocking stormwater flows at inlets.*
3. *A two-inch layer of compost may be applied to retain moisture, prevent erosion, and suppress weed growth. Use the same compost from the bioretention soil mix specification and avoid bark mulches that can float during storm events.*
4. *Avoid compaction of the soil with machinery, or working wet soils.*
5. *Irrigation is typically needed for two to three years following installation. After that period, native plants will need little to no supplemental irrigation to survive, however they may enter a dormant stage and appear dried up until rejuvenated by rains or supplemental irrigation. Because bioretention soils are formulated to infiltrate, irrigation application rates must be properly designed to avoid overwatering, and for systems with an underdrain prevent potential discharges through the underdrain.*
6. *Compost Mulch (1" - 2") may be reapplied to bioretention areas annually, or as the mulch layer breaks down. Use compost mulch (the same compost used in the bioretention soil mix) and avoid bark mulches that can float during storm events. Do not apply mulch just prior to the rainy season.*
7. *Fertilizer should not be used in bioretention areas. Instead, a compost top dressing or application of compost tea can be used to introduce nutrients and beneficial microorganisms to the soil.*
8. *Synthetic herbicides and pesticides should not be used in bioretention areas because of their potential toxicity risk to aquatic organisms. There are a variety of natural methods and products that can be used to control weeds and pests.*
9. *Weeds compete with plants for nutrients, water, and sunlight. They should be regularly removed, with their roots, by hand pulling or with manual pincer-type weeding tools. Care should be given to avoid unnecessary compaction of soils while weeding.*
10. *Replace plants that die due to unsuitable plant conditions, disease, underwatering, or other unforeseen issues. Dead and dying plants must be removed and replaced to avoid spreading disease, establishment of weeds in bare areas, and reduced LID function. Before replacing with the same species, determine if another species may be better suited to the conditions.*
11. *Check tree staking, especially in high wind areas. Trees in bioretention areas may be more easily impacted by storms because of side-slopeand saturated soil conditions. They should be inspected once or twice a year and following storm events to ensure they maintain a vertical, upright position during establishment. Stakes should be removed once they are no longer needed to encourage self supporting root systems (between one and two years).*

GUIDELINES FOR BIOSWALE INTEGRATED PEST MANAGEMENT:

1. *Weed control in bioswales shall primarily be conducted by hand-pulling or mechanical cutting.*
   Pesticides / Herbicides shall be used only in cases of noxious weed eradication when physical methods are ineffective. The following guidelines shall apply to pesticide / herbicide use in bioswales,
2. *Herbicides shall be Biodegradable.*
3. *Pesticides / Herbicides shall not be used during the rainy season or when water is present in the bioswales.*
4. *Pesticides / Herbicides shall not be applied when weather conditions increase the possibility of runoff or drift (e.g. when wind speed is > 5 mph.).*
5. *Pesticide / Herbicide selection shall consider persistence, mobility, and aquatic toxicity.*
6. *Equipment, including nozzle size, pressure regulation, droplet size, and height of spray wand, should be selected to limit drift.*

General notes

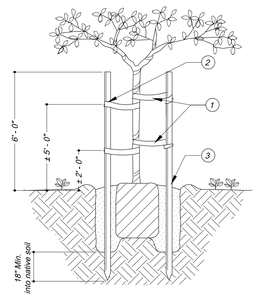
1. *Contractor shall read and understand the specifications prior to bidding. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to his decision to alter the design or layout of this project in any way without the consent of the Landscape Architect.*
2. *Contractor shall confirm all dimensions and field conditions prior to the start of work. Any discrepancies shall be reported to the Landscape Architect.*
3. *Contractor shall make modifications to material or method of installation as required by local code, and shall notify the Landscape Architect of such changes.*
4. *The Landscape Contractor is to receive the project site at no more than one-tenth foot above or below finish grade. The Landscape Contractor must notify the Project Superintendent and the Landscape Architect of any discrepancy from this standard prior to starting work.*
5. *The operations of the Landscape Contractor must not result in any change to the finish grade or flow lines as indicated on the grading plan. The Landscape Contractor must notify the Landscape Architect and the Project Superintendent if alterations cannot be avoided, and is not to proceed with work which will alter finish grades without first receiving the approval of the Project Engineer.*
6. *Any loss or damage resulting from alteration the the finish grades depicted on the engineer's grading plan without prior approval of the engineer will be the responsibility of the Landscape Contractor.*

Topsoil in planting areas:

1. All planting areas must be filled to a depth of 24" with natural topsoil of character and texture similar to the project site soil, without admixture of subsoil, and reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials. Topsoil shall be from soil stockpiled during rough grading operations. If sufficient quantity is not available from on-site soil, import class "A" topsoil to make up the deficit. Imported soil must be tested by an approved agronomic soils testing laboratory and approved by the landscape architect prior to placement at the site.
Final grades to within .10' must be established prior to commencing planting operations.

Planting Notes:

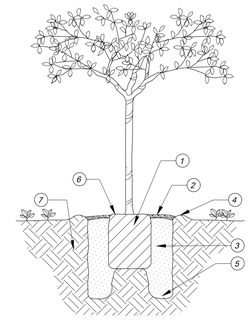
1. *All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.*
2. *At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.*
3. *Specification Section 032 93 00, Landscape Planting, and 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.*
4. *Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.*
5. *Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.*
6. *Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1965) on all slopes of 5:1 or steeper, per manufacturer's specification.*
7. *The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.*
8. *Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.*
9. *Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.*
10. *Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 15 - 5 gallon, 20 - 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.*
11. *Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.*
12. *Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.*
13. *Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.*
14. *Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.*
15. *Install all plants per details.*
16. *Stake trees according to industry standards per details. Review with Landscape Architect prior to work.*
17. *Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.*
18. *All plants delivered to the site must have legible identification tags.*
19. *Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp: 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.*
20. *Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.*
21. *Plant backfill: See Specifications*
22. *Top soil replacement:*
    In all planters formerly under paving, prepare the planters in the following manner:
    A. Scarify subgrade to a depth of 12"
    B. Rototill subgrade to a depth of six inches (6").
    C. Replace with approved imported Class "A" topsoil and amend as directed by soil analysis/ specification.
23. *Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.*
24. *Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.*
25. *Preserve and protect all existing trees unless otherwise noted.*
26. *Planting mix for raised planters:*
    1 part washed plaster sand
    1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-688-4197).
    3 parts Class "A" topsoil.
27. *Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.*
28. *Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.*
29. *In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Flatted groundcover areas are to be installed over a single layer of gopher wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to include cost of baskets and wire in all bids and planting estimates.*



1. *Two nylon reinforced ties: 1" Wide figure 8 "Super Tie 1" tree ties or approved equal. Adjust to allow for tree movement.*
2. *Attach to stake with galvanized roofing nail.*
3. *2½" Diameter lodgepole. Drive 18" minimum into undisturbed subgrade outside rootball.*

Notes :
1. *Refer to planting detail for hole size, backfill, etc.*
2. *Modify installation as required for trees in public right of way.*

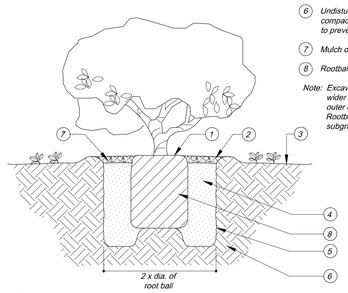
5 TREE STAKING
Not to Scale



1. *Rootball: set on firm soil at bottom of pit.*
2. *Mulch over basin per specifications.*
3. *Backfill: see specifications.*
4. *6" High temporary berm.*
5. *6" Diameter by 18" deep augured holes backfilled with amended soil. Roughen sides of holes to prevent glazing.*
   15 gal trees: 3 holes at outer edge of rootball.
   24" box & 36" box trees: one hole at each corner and one in the center.
   Larger than 36" box trees: one hole at each corner, one each side, and one in the center (9 total).
6. *Set rootball with crown 1" above finish grade.*
7. *Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.*

Note: Where tree is installed in turf area, keep 2'-0" min. radius area clear of turf, as measured from the outside of the trunk. Radius size may be increased at Landscape Architect's discretion depending on box size of tree.

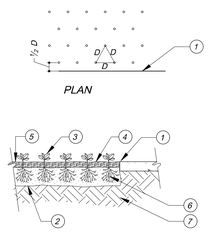
1 TREE PLANTING
Not to Scale



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

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

2 SHRUB PLANTING
Not to Scale



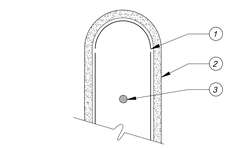
PLAN

SECTION

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

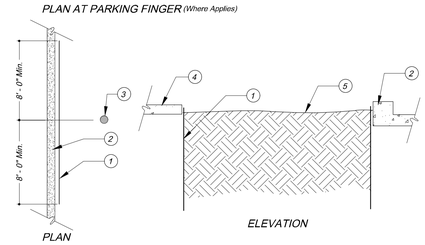
Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.

3 GROUNDCOVER PLANTING
Not to Scale



PLAN AT PARKING FINGER (Where Applies)

1. *Deep Root UB 24-2: Top of root barrier to be ½" below adjacent pavement. Install flush to edge of pavement.*
2. *Curb*
3. *Tree trunk*
4. *Sidewalk*
5. *Finish grade 1" below top of root control barrier.*



PLAN

ELEVATION

4 ROOT CONTROL BARRIER
Not to Scale

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REGISTERED LANDSCAPE ARCHITECT
BRIAN TATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

HOLLIPAT PARKING AMENDMENT
Zone "OI" CASE NUMBER 19-080-DPAM
334 South Patterson Avenue, Goleta, CA 93111

PLANTING DETAILS - PARKING

Issue
Oct 29, 2021

Date	Job Number
02.22.21	19.025
Drawn By	Checked by
JM	MD
Sheet -	of -

LP-2

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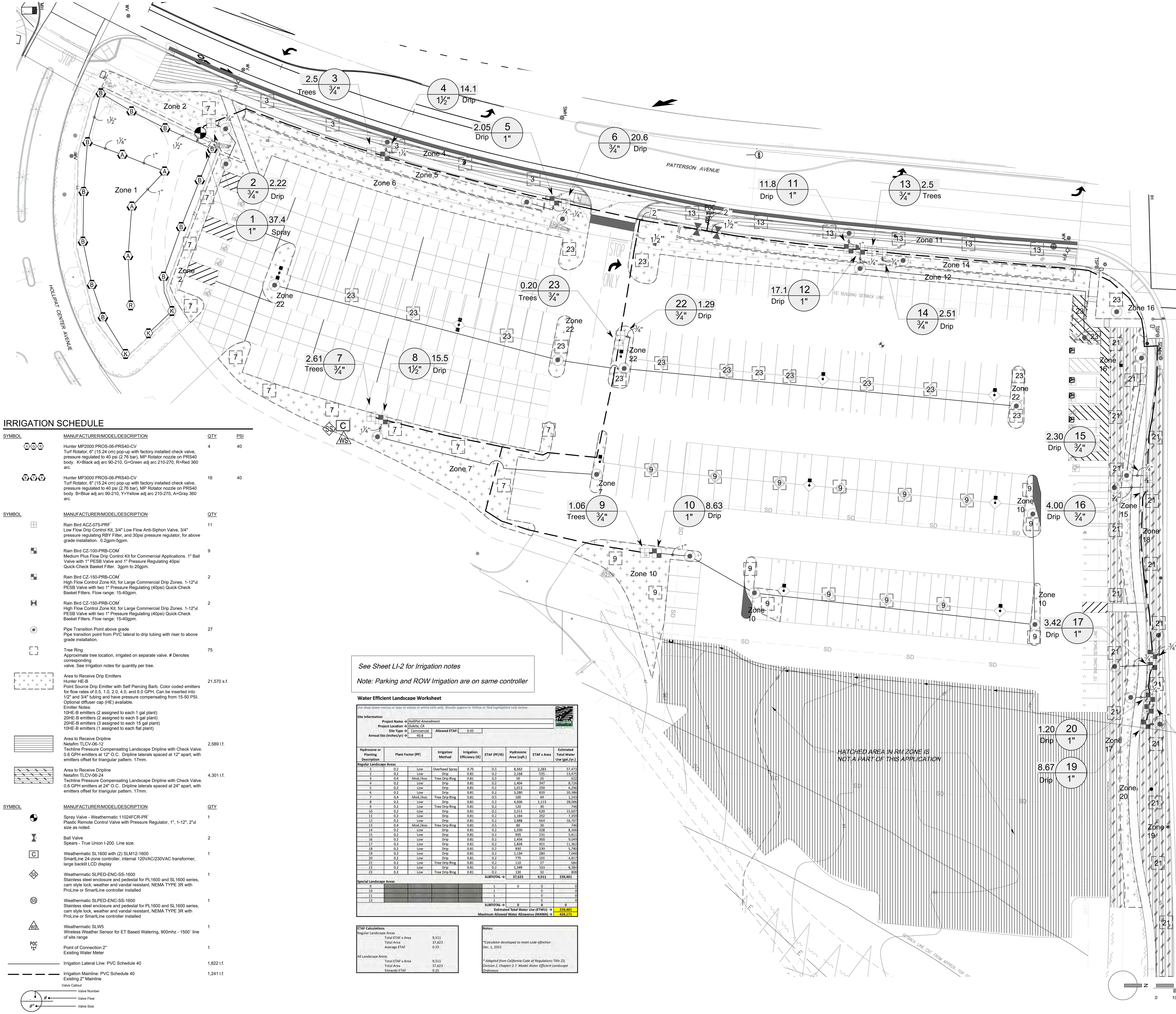
Drawing Name: \\ARCADIA\Projects\2019 Projects\19.025 HollPat Amendment\19.025 Cwd\19.025 In Progress\HollPat Amendment\Sheets\Construction Drawings\Planting Plans\L-2 Planting Details - Parking.dwg Plot date: 2021-10-25, 3:22 PM



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
K G R	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	4	40
B Y A	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	16	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird ACZ-075-PRF` Low Flow Drip Control Kit, 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2gpm-5gpm.	11
	Rain Bird CZ-100-PRB-COM` Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	9
	Rain Bird CZ-150-PRB-COM` High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-12"d PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	2
	Rain Bird CZ-150-PRB-COM` High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-12"d PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	2
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	27
	Tree Ring Approximate tree location, irrigated on separate valve. # Denotes corresponding valve. See Irrigation notes for quantity per tree.	75
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available. Emitter Notes: 10HE-B emitters (2 assigned to each 1 gal plant) 20HE-B emitters (2 assigned to each 5 gal plant) 20HE-B emitters (3 assigned to each 15 gal plant) 10HE-B emitters (1 assigned to each flat plant)	21,570 s.f.
	Area to Receive Dripline Netafim TLCV-06-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	2,589 l.f.
	Area to Receive Dripline Netafim TLCV-06-24 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 24" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. 17mm.	4,301 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Spray Valve - Weathermatic 11024FCR-PR` Plastic Remote Control Valve with Pressure Regulator, 1", 1-12", 2"d size as noted.	1
	Ball Valve Spears - True Union I-200. Line size.	2
C	Weathermatic SL1600 with (2) SLM12-1600 SmartLine 24-zone controller, internal 120VAC/230VAC transformer, large backlit LCD display	1
SS	Weathermatic SLPED-ENC-SS-1600 Stainless steel enclosure and pedestal for PL1600 and SL1600 series, cam style lock, weather and vandal resistant, NEMA TYPE 3R with ProLine or SmartLine controller installed	1
SS	Weathermatic SLPED-ENC-SS-1600 Stainless steel enclosure and pedestal for PL1600 and SL1600 series, cam style lock, weather and vandal resistant, NEMA TYPE 3R with ProLine or SmartLine controller installed	1
WS	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500` line of site range	1
POC	Point of Connection 2" Existing Water Meter	1
	Irrigation Lateral Line: PVC Schedule 40	1,822 l.f.
	Irrigation Mainline: PVC Schedule 40 Existing 2" Mainline	1,241 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

See Sheet LI-2 for Irrigation notes

Note: Parking and ROW Irrigation are on same controller

Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information
Project Name → *HolliPat Amendment*
Project Location → *Goleta, CA*
Site Type → Commercial Allowed ETAF: 0.45
Annual Eto (inches/yr) → 40.6

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.2	Low	Overhead Spray	0.75	0.3	8,562	2,283	57,473
2	0.2	Low	Drip	0.81	0.2	2,168	535	13,475
3	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	50	25	622
4	0.2	Low	Drip	0.81	0.2	1,404	347	8,726
5	0.2	Low	Drip	0.81	0.2	1,013	250	6,296
6	0.2	Low	Drip	0.81	0.2	3,280	810	20,386
7	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	100	49	1,243
8	0.2	Low	Drip	0.81	0.2	4,506	1,113	28,006
9	0.2	Low	Tree Drip Ring	0.81	0.2	120	30	746
10	0.2	Low	Drip	0.81	0.2	2,511	620	15,607
11	0.2	Low	Drip	0.81	0.2	1,184	292	7,359
12	0.2	Low	Drip	0.81	0.2	2,688	664	16,707
13	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	60	30	746
14	0.2	Low	Drip	0.81	0.2	1,330	328	8,266
15	0.2	Low	Drip	0.81	0.2	935	231	5,811
16	0.2	Low	Drip	0.81	0.2	1,456	360	9,049
17	0.2	Low	Drip	0.81	0.2	1,828	451	11,362
18	0.2	Low	Drip	0.81	0.2	930	230	5,780
19	0.2	Low	Drip	0.81	0.2	1,134	280	7,048
20	0.2	Low	Drip	0.81	0.2	775	191	4,817
21	0.2	Low	Tree Drip Ring	0.81	0.2	110	27	684
22	0.2	Low	Drip	0.81	0.2	1,349	333	8,384
23	0.2	Low	Tree Drip Ring	0.81	0.2	130	32	808
					SUBTOTAL →	37,623	9,511	239,401
Special Landscape Areas								
9					1	0	0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	0	0	0
							Estimated Total Water Use (ETWU) →	239,401
							Maximum Allowed Water Allowance (MAWA) →	426,171

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	9,511
Total Area	37,623
Average ETAF	0.25

All Landscape Areas

Total ETAF x Area	9,511
Total Area	37,623
Sitewide ETAF	0.25

Notes:

**Calculator developed to meet code effective Dec. 1, 2015*

** Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance*

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REGISTERED LANDSCAPE ARCHITECT
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

HOLLIPAT PARKING AMENDMENT

Zone "OI" CASE NUMBER 19-080-DPAM

334 South Patterson Avenue, Goleta, CA 93111

IRRIGATION PLAN - PARKING

Issue
Oct 29, 2021

Date	Job Number
02.22.21	19.025
Drawn By	Checked by
MG	MD
Sheet -	of -

Scale: 1" = 20'

0 10 20 40

LI-1

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Irrigation Notes:

1. See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
2. Point of connection is at the approximate location shown on plan.
3. Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. I Group valves in valve boxes; 2-4 valves per box where possible. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
5. **All irrigation emission devices shall meet the criteria as set forth in MWELO Section 492.7(a)(I)(M).** Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
6. **Install pressure regulating devices where necessary to ensure that the dynamic pressure at each emission device is withing manufacturer's recommended pressure range for optimal performance per MWELO Section 492.7(a)(1)(C).**
7. Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
8. All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.
9. Locate irrigation controller at approximate location shown on plan. 110-v j-box by others. Obtain Landscape Architect's approval of location before installing.
10. Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.
11. Install flush end valves at the ends of all $\frac{5}{8}$" polyethylene drip tubing in round valve boxes with gravel fill.
12. Install irrigation lines at the following minimum depths:

Schedule 40 and class 315 PVC mainline:	18" minimum cover
Schedule 40 PVC lateral line.	12" minimum cover
$\frac{5}{8}$" polyethylene drip tubing:	place on grade with stakes @ 6' O.C.
$\frac{1}{4}$" polyethylene micro-tubing:	place on grade

**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.

13. Emitter layout:

1 gallon plant:	2- 1 GPH (Hunter 10HE-B) emitters per plant
5 gallon plant:	2- 2 GPH (Hunter 20HE-B) emitters per plant
15 gallon plant:	3- 2GPH (Hunter 20HE-B) emitters per plant
24" box tree:	3- 6GPH (Hunter 60HE-B) emitters per plant

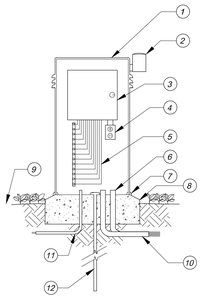
Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.

14. In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
13. Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include 100 linear feet of lateral line,100 linear feet of mainline, 10 additional spray heads and bodies, and 10 additional bubbler heads and bodies. Provide the unit price for such irrigation equipment in the bid and credit the owner for each piece of equipment not installed.
14. Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used.
15. In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
16. Use variable arc nozzles and / or pressure compensating screens as necessary to prevent overspray in areas where standard nozzles would not be efficient.
17. Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
18. Install and adjust all spray and bubbler heads to prevent water contact with all built elements.
19. Adjust all spray and bubbler heads to minimize overspray onto paved areas.
20. Install sprinklers on a 12" pop-up body in shrub areas, on a 12" pop-up body in no-mow turf areas such as Carex species, and on a 4" pop-up body in planters directly adjacent to parking spaces.
21. Install check valves at the low end of all irrigation lines to prevent low head drainage.
22. **A 'Certificate of Completion' in accordance with MWELOsection 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project.**

Recycled water - there is no access to recycled water on this property.

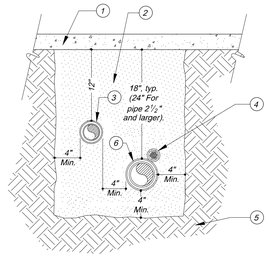
Irrigation system

a. The automatic irrigation controller uses either evapotranspiration or soil moisture sensor data for irrigation scheduling in all irrigation systems.
b. The irrigation system is designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance
c. The specified clock contains weather sensors (rain, freeze, wind, etc.), that suspend or alter irrigation operation during unfavorable weather conditions will be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation will be avoided during windy or freezing weather or during rain.
d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) is designed, as close as possible to the point of connection of the water supply.
e. A backflow prevention device is specified to protect the water supply from contamination by the irrigation system.
f. High flow sensors that detect and report high flow conditions created by system damage or malfunction is specified.
g. The irrigation system is designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
h. Relevant information from the soil management plan, such as soil type and infiltration rate, was used when designing irrigation systems .
i. The design of the irrigation system will conform to the hydrozones of the landscape design plan.
   (1) Each valve irrigates a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use
   (2) Sprinkler heads and other emission devices are selected based on what is appropriate for the plant type within that hydrozone
   (3) Where feasible, trees are placed on separate valves from shrubs, groundcovers, and turf.
j. The irrigation system is designed and will be installed to meet, at a minimum, the irrigation efficiency criteria as described in Section E of this application supplement, regarding the Maximum Applied Water Allowance
k. The project applicant will inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system
l. In mulched planting areas, the use of low volume irrigation is used to maximize water infiltration into the root zone.
m. Sprinkler heads and other emission devices will have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
n. Sprinkler spacing is designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
o. Swing joints or other riser-protection components will be used on all risers that are adjacent to high traffic areas and so are subject to damage
p. Check valves or anti-drain valves are specified for all irrigation systems
q. Narrow or irregularly shaped areas, including turf, less than eight feet in width in any direction will be irrigated with subsurface irrigation or low volume irrigation system.
r. Overhead irrigation will not be installed within 24 inches of any non-permeable surface.
s. Slopes greater than 25 percent will not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour.
t. A dedicated landscape water meter will be specified.
u. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M) and shall be installed and operated according to manufacturer's instructions/recommendations.



1. Stainless steel vandal proof enclosure.
2. Rain / freeze shut-off device.
3. Irrigation controller.
4. GFI type receptacle with on-off switch.
5. Terminal strip and control wires.
6. 1" PVC electrical sweep for flow sensor wires
7. Epoxy sealant.
8. Concrete pad per manufacturer's specifications.
9. Finish grade 3" below concrete pad.
10. 3" PVC electrical sweep for 120 volt power wires.
11. Conduit sweep for electric service.
12. $\frac{3}{4}$" x 96" Copper ground rod. Connect as per manufacturer's specifications.

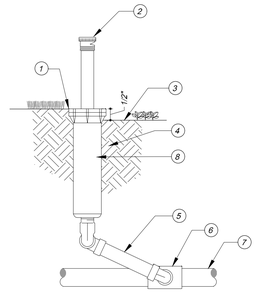
9 CONTROLLER IN ENCLOSURE
Not to Scale



1. Paving.
2. Sand backfill compacted to the density of the existing soil.
3. Lateral line in Sch. 40 sleeve.
4. Control wires in Sch. 40 sleeve. Tape to mainline @ 4' O.C.
5. Undisturbed soil.
6. Mainline in Sch. 40 sleeve.

Note: PVC sleeves to be 2x the diameter of the pipe or wire bundle carried.

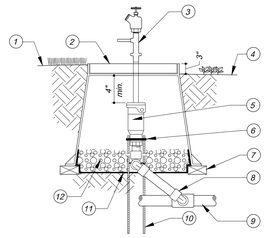
5 PIPE / WIRE SLEEVE INSTALLATION UNDER PAVING
Not to Scale



1. Install sprinkler body flush with finish grade in turf areas.
2. Pop-up sprinkler head, spray or rotor.
3. Install sprinkler head $\frac{1}{2}$" above finish grade in shrub and ground cover areas.
4. Compact subgrade 6" around sprinkler body to 90% relative density.
5. Pre-assembled triple swing joint, PVC type, with o-ringed joints, MIPT inlet and MPT outlet. Lay length to be 6" minimum size as per sprinkler outlet.
6. Sch. 40 PVC SxSxT tee fitting, lateral x sprinkler inlet size.
7. Lateral line.
8. Pop-up sprinkler body.

Notes:
1. Install sprinkler heads 6" from paving edge in ground cover areas. Install sprinkler heads 4" from paving edge in turf areas.
2. Install sprinkler heads plumb. Adjust sprays or nozzle stream to edger landscape area without overspray onto paving, fences, walls or buildings.
3. Use Teflon tape on all threaded fittings, typical.

1 POP-UP SPRINKLER HEAD
Not to Scale

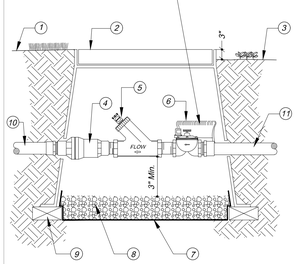


1. Finish grade in turf areas.
2. Rigid plastic round valve box with bolt down cover. Use stainless bolt, nut and washer. Heat brand "QCV" onto lid.
3. Quick coupler key with male hose bib. Connection as shown: key must clear valve box.
4. Finish grade in shrub areas.
5. Quick coupler valve.
6. Stainless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

Note: Use Teflon tape on all threaded fittings, typical.

11 QUICK COUPLER VALVE
Not to Scale

Note: Coil excess wire neatly to the satisfaction of the LandscapeArchitect . Wire tangles are not acceptable.

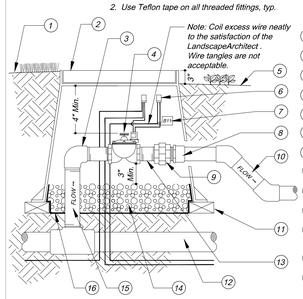


1. Finish grade, turf areas.
2. Plastic rectangular 'jumbo' valve box with bolt down cover, use stainless bolt, nut, and washer. Box to be placed at right angle to hardscape edge. Heat brand "RCV" and control station # onto LID.
3. Finish grade in shrub areas
4. Pressure regulator.
5. Wye filter.
6. Remote control valve. See legend for specification.
7. Non-woven filter fabric.
8. Pea gravel, 3" deep.
9. Brick supports.
10. Lateral line to drip system.
11. Mainline.

Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
2. Install valve box extensions as required to achieve proper valve installation at mainline depth.
3. Use Teflon tape on all threaded fittings, typical.

6 DRIP VALVE ASSEMBLY
Not to Scale

Notes: Coil excess wire neatly to the satisfaction of the LandscapeArchitect . Wire tangles are not acceptable.

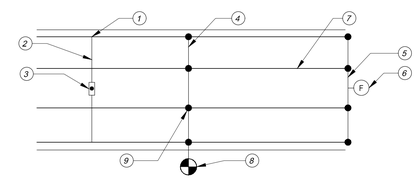


1. Finish grade in turf areas.
2. Rigid rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Place box at right angle to edge of pavement. Heat brand 'RVC' onto lid and valve number.
3. Sch. 80 SXT PVC ell.
4. Remote control valve.
5. Finish grade, shrub areas.
6. Water proof wire connectors.
7. Valve ID tags.
8. PVC Sch. 80 PVC male adapter.
9. Sch. 80 PVC Union.
10. Lateral line.
11. Brick supports.
12. Mainline.
13. Sch. 80 PVC nipple, typ. RCV size x 3" max.
14. Pea gravel, 3" deep.
15. Sch. 80 PVC nipple threaded or t.o.e. length as required.
16. Non-woven filter fabric.

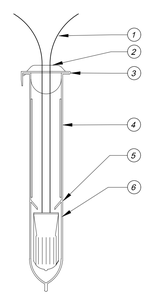
2 REMOTE CONTROL VALVE
Not to Scale

1. Dripline blank lateral DL 2000 poly connection fittings to dripline laterals.
2. Dripline blank lateral.
3. Air/vacuum relief valve.
4. Lateral line
5. PVC header, min. $\frac{3}{4}$" size.
6. Flush valve.
7. Dura-Pol polyethylene tubing in rows 14" to 16" O.C. on level ground.
8. Irrigation key.
9. Connection to PVC lateral.

Notes:
1. Install drip flush valve per detail at the end of each tubing section per plan.
2. Install air relief valves per detail at high points of each tubing section per plan.
3. Run air/vacuum relief blank tubing lateral along high point of mound or berm.
4. Attach all in-line drip tubing to blank lateral. More than two relief valves may need to be installed per section.



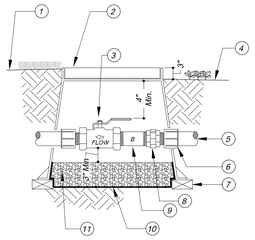
7 DRIPLINE CONNECTION
Not to Scale



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

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

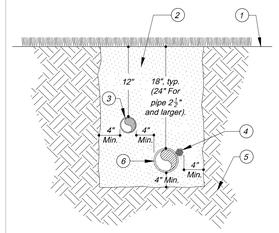
3 WIRE CONNECTION
Not to Scale



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

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

8 BALL OR GATE VALVE
Not to Scale



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

4 PIPE INSTALLATION UNDER LANDSCAPE
Not to Scale

arcadia studio
landscape architecture
202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com

REGISTERED LANDSCAPE ARCHITECT
GREGORY TATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

HOLLIPAT PARKING AMENDMENT
Zone "OI" CASE NUMBER 19-080-DPAM
351 South Patterson Avenue, Goleta, CA 93111

IRRIGATION DETAILS

Issue
February 22, 2021

Date 02.22.21	Job Number 19.025
Drawn By JM	Checked by MD
Sheet -	of -

Li-2

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Drawing Name: \\ARCADIA\Projects\2019 Projects\19.025 HollPat Amendment\19.025 Cad\19.025 In Progress\HollPat Amendment\Sheets\Construction Drawings\Irrigation Plan\Li-2 Irrigation Details - Parking.dwg Plot date: 2021-10-25 3:14 PM

HOLLIPAT PARKING AMENDMENT

STREET IMPROVEMENT PLANS

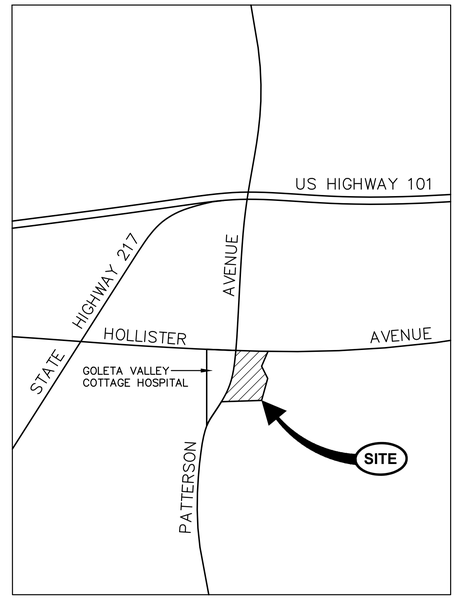
CITY OF GOLETA, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
ℙ OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
△	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		



VICINITY MAP

NOT TO SCALE

USE OF PLANS

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS F&A FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

BENCHMARK:

HORIZONTAL DATUM IS BASED ON AN ASSUMED DATUM DEFINED BY THE CONTROL POINTS AND EXISTING MONUMENTS PROVIDED BELOW.

VERTICAL DATUM NAVD88 DEFINED LOCALLY BY BENCHMARK "43 LA" (NGS PID EW3774), A STANDARD USGS BENCHMARK CAP STAMPED "F 28 43 LA" ON A 3 $\frac{1}{4}$" IRON PIPE AT THE INTERSECTION OF KELLOGG AVE AND THE UPRR TRACKS.

ELEVATION = 48.36'

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (STANTEC) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED FROM AERIAL PHOTOGRAPHY DATED JULY 8, 2003 AND SUPPLEMENTED WITH FIELD SURVEY BY PENFIELD & SMITH DATED FEB. 2007.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

CONTROL POINTS:

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5898.0460	5334.8694	52.10	SET PK&TIN
2	8128.1843	5395.0938	108.94	SET PK&TIN
3	5009.0862	4986.8118	40.69	SET PK&TIN
4	4629.6963	4684.4619	36.07	SET PK&TIN
5	5041.1335	5379.4771	43.83	SET PK&TIN

OWNERS RESPONSIBILITIES:

A. PRIOR TO COMMENCING CONSTRUCTION CALLED FOR BY THESE PLANS, SPECIFICATIONS AND DETAILS, THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE OBSERVATION AND TESTING SERVICES AN SHALL ALSO ENGAGE THE PROJECT ENGINEER OR ANOTHER QUALIFIED PARTY TO PROVIDE PROJECT CONSTRUCTION OBSERVATION AND ASSURANCES ON CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND AGENCY REQUIREMENTS. THE OWNER SHALL ALSO ASSURE THAT CONTRACTOR(S) ENGAGED TO PROPERLY IMPLEMENT THE CONSTRUCTION CALLED FOR ON THESE PLANS, SPECIFICATIONS AND DETAILS INCLUDING THOSE TASKS CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN DOCUMENT OR EROSION CONTROL PLAN SHEETS ATTACHED AS PART OF THESE PLANS.

B. GEOTECHNICAL ENGINEER'S RESPONSIBILITIES:

1. A GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS WITH RESPECT TO GENERAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS PRESENTED IN THE PROJECT SOILS ENGINEERING REPORT. THE PLAN REVIEW SHALL BE PERFORMED SPECIFICALLY WITH RESPECT TO GEOTECHNICAL FACTORS DISCUSSED IN THE REFERENCED REPORT, IN PERFORMING THE REVIEW, A GEOTECHNICAL ENGINEER SHALL ATTEMPT TO VERIFY THAT THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE REPORT ARE GENERALLY INCORPORATED INTO THE PLANS. IN ACCORDANCE WITH THIS LEVEL REVIEW, THE PLANS ARE TO BE FOUND IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE NOTED REPORT.

2. UPON BEING RETAINED BY THE OWNER, PRIOR TO CONSTRUCTION THE GEOTECHNICAL, ENGINEER SHALL RECOMMEND TO THE OWNER AND THE CONTRACTOR THE LEVEL OF OBSERVATION AND TESTING THAT WILL BE PROVIDED DURING CONSTRUCTION. PROVIDED THAT THE CONTRACTOR FULFILLS HIS OR HER RESPONSIBILITY FOR TIMELY REQUESTS FOR THOSE SERVICES DURING CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING AT THE PROJECT WORK AREA OF EARTHWORK OPERATIONS, INCLUDING TRENCHING AND PAVEMENT SUBGRADE PREPARATION, AS NECESSARY TO HAVE REASONABLE CERTAINTY THAT THE EARTHWORK IS PERFORMED IN GENERAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, AND WITH THE REQUIREMENTS OF THE COUNTY OF SANTA BARBARA.

3. UPON COMPLETION OF EARTHWORK, THE GEOTECHNICAL ENGINEER SHALL, UPON REQUEST, PROVIDE A FINAL REPORT WITH RESULTS OF THEIR OBSERVATION AND TESTING DURING EARTHWORK OPERATIONS. PROVIDED THAT THE WORK IS PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THE REPORT WILL STATE THEIR OPINION THAT THE GRADING WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

C. CONTRACTORS STORM WATER POLLUTION CONTROL RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN POLLUTION PREVENTION MEASURES, INCLUDING THOSE FOR EROSION AND SEDIMENT CONTROL, AS NECESSARY TO PREVENT ANY POLLUTANT AT ANY LEVEL FROM BEING CONVEYED OFF THE CONSTRUCTION SITE AND THAT THESE MEASURES MUST CONTINUE TO BE MAINTAINED UNTIL THE REQUIRED POST-CONSTRUCTION POLLUTION PREVENTION MEASURES ARE IN PLACE AND COMPLETELY FUNCTIONAL, INCLUDING PERMANENT LANDSCAPING.

2. THE SPECIFIC MEASURES WHICH MAY BE CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN CANNOT ADDRESS ALL SITE DEVELOPMENT AND STORM CHARACTERISTICS WHICH WILL EVOLVE OVER THE COURSE OF CONSTRUCTION AND THAT IT IS THE CONTRACTORS RESPONSIBILITY TO NOT ONLY IMPLEMENT THE PLAN, BUT TO MAKE ADJUSTMENTS AND EXPANSIONS IN THE IMPLEMENTATION AS NECESSARY TO ADAPT TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND SCHEDULE AND ADDRESS EVOLVING SITE CONDITIONS AND ACTUAL WEATHER CONDITIONS.

3. IT IS THE CONTRACTOR'S RESPONSI9BILITY TO ENSURE EMPLOYEES AND SUBCONTRACTORS ARE TRAINED REGARDING THESE REQUIREMENTS AND TO MAINTAIN RECORDS OF THE INSTALLATION, MODIFICATION, INSPECTION, AND MAINTENANCE OF STORM WATER POLLUTION PREVENTION MEASURES INCLUDING, BUT NOT LIMITED TO: TRAINING, INSPECTION, MAINTENANCE LOG; RECORD DRAWINGS SHOWING LOCATIONS, LIMITS, AND DATES OF INSTALLATION FOR VARIOUS MEASURES; DATED PHOTOGRAPHERS AND FIELD SKETCHES.

4. THE CONTRACTOR SHALL BE FAMILIAR WITH AND AGREE TO IMPLEMENT THE MEASURES AND INSTALLATIONS DEPICTED ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN INCLUDING INSTALLATION, ROUTINE INSPECTION AND MAINTENANCE, ADJUSTMENTS AND EXPANSION DUE TO EVOLVING SITE CONDITIONS, EMERGENCY MAINTENANCE AND ADJUSTMENTS DUE TO ACTUAL STORM AND SITE CONDITIONS, AND DOCUMENTATION.

IMPORTANT NOTICE

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

811 Know what's below. Call before you dig.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	G-2 GENERAL NOTES
3	G-3 KEY MAP
4	C-1 STREET IMPROVEMENT PLAN - HOLLISTER AVE.
5	C-2 STREET IMPROVEMENT PLAN - PATTERSON AVE.
6	CD-1 DETAILS
7	LP-1 PLANTING PLAN
8	LP-2 PLANTING DETAILS
9	LP-3 PLANTING SPECIFICATIONS
10	LI-1 IRRIGATION PLAN
11	LI-2 IRRIGATION DETAILS
12	LI-3 IRRIGATION SPECIFICATIONS
13	E1.0 ELECTRICAL SYMBOLS SPECS
14	E1.1 ELECTRICAL SITE PLAN
15	E1.2 ELECTRICAL SITE PHOTOMETRIC PLAN
16	ECF SITE PHOTOMETRIC COLOR FLOW PLAN

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOT OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

TITLE SHEET
HOLLIPAT PARKING AMENDMENT
STREET IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

G-1

DATE: OCT. 2021

SHT. 1 OF 16

ELECTRICAL SPECIFICATION NOTES

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

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

THIS CONTRACT SHALL BE RESPONSIBLE FOR THE SAFETY, AND GOOD CONDITION, OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION, AND UNIT COMPLETION OF WORK. ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES, AND WARINNG SIGNS. BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENT MAINTENANCE AND/OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS AND WARNINGS.

COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.

ALL SAWCUTTING, TRENCHING, BACKFILLING, AND PATCHING SHALL BE PART OF THIS CONTRACT. ALL BACKFILLING, COMPACTION, AND RESURFACING METHODS SHALL BE APPROVED BY THE ARCHITECT.

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

RACEWAYS FOR ALL CONDUCTORS IN EXPOSED AREAS LESS THAN 5'-0" ABOVE GRADE SHALL BE GALVANIZED STEEL CONDUIT OR PVC SCHEDULE 80, AS PERMITTED BY BUILDING CONSTRUCTION TYPE. UNDERGROUND CONDUITS SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE, AND MAY BE PVC SCHEDULE 40. ALL CONDUIT RISERS FROM UNDERGROUND RUNS SHALL BE PVC SCHEDULE 80 OR RIGID GALVANIZED STEEL. RACEWAYS IN ALL CONCEALED AREAS MAY BE TYPE EMT. FLEXIBLE STEEL CONDUIT MAY BE USED IN CONCEALED AREAS, UP TO A MAXIMUM LENGTH OF 12'-0", IF A SUITABLE BONDING WIRE IS INSTALLED. THIS BONDING CONDUCTOR SHALL BE IN ADDITION TO THE REQUIRED EQUIPMENT GROUNDING CONDUCTOR. CONCEALED RACEWAYS FOR LOW VOLTAGE SYSTEMS WITHIN BUILDING CONSTRUCTION MAY BE EQUAL TO CARLON TYPE "EFT". ALL EMPTY CONDUITS SHALL HAVE A SUITABLE PULLCORD INSTALLED. A SUITABLE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL LINE VOLTAGE CONDUIT RUNS. NOTE THAT THIS CONDUCTOR IS NOT NECESSARILY SHOWN ON THE DRAWINGS. CONDUCTOR-IN-CONDUIT TYPE SYSTEMS, SUCH AS 'MC' CABLE SHALL NOT BE ALLOWED UNLESS SPECIFICALLY CLEARED BY THE ENGINEER. NO MORE THAN THREE NINETY DEGREE BENDS SHALL BE ALLOWED IN ANY CONDUIT RUN, BETWEEN PULL POINTS.

OUTLET AND JUNCTION BOXES SHALL BE GALVANIZED STEEL, 4" SQUARE BY 1-1/2" DEEP, OR LARGER. THEY SHALL BE FLUSH MOUNTED IN ALL FINISHED AREAS, AND SHALL INCLUDE A PLASTER RING SUITABLE FOR THE DEVICE MOUNTED IN THE BOX. TELEPHONE AND COMMUNICATIONS OUTLETS MAY CONSIST OF THE PLASTER RING, BUT NO BOX, WHERE NOISE TRANSMISSION FROM ONE ROOM TO THE NEXT IS NOT AN ISSUE. UNLESS OTHERWISE NOTED, CONDUIT STUBS SHALL STILL BE REQUIRED FOR ALL COMMUNICATIONS OUTLETS INTO ACCESSIBLE CEILING SPACE. ALL BOXES SHALL BE LISTED FOR THEIR USE, INCLUDING ANY FIRE RATING. ADDITIONALLY, REGARDLESS OF OUTLET LOCATIONS SHOWN ON THESE PLANS, BOXES SHALL BE LOCATED AS REQUIRED TO COMPLY WITH NOISE AND FIRE SEPARATION REQUIREMENTS.

PROVIDE ALL CONDUIT, WIRING, OUTLETS, DISCONNECT OR MANUAL MOTOR STARTER SWITCHES, AND EQUIPMENT NECESSARY TO CONNECT MECHANICAL SYSTEMS AND EQUIPMENT. INSTALL OUTLETS AND CONTROL WIRING FOR LOW VOLTAGE CONTROL EQUIPMENT, IF REQUIRED. PROVIDE ALL REQUIRED CONDUIT FOR LOW VOLTAGE SYSTEMS.

FURNISH AND INSTALL ALL LIGHT FIXTURES, COMPLETE WITH REQUIRED LAMPS, BALLASTS, MOUNTING TRIMS, AND DEVICES. ALL EXISTING FIXTURES TO REMAIN SHALL BE CLEANED, REPAIRED OR REPLACED, AND RELAMPED AS NECESSARY. FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN AN APPROVED MANNER. CONNECT T-BAR DROP-IN FIXTURES AT DIAGONAL CORNERS DIRECTLY TO STRUCTURE OVERHEAD USING MINIMUM #12 WIRES.

ALL FIXTURE AND OUTLET HEIGHTS AND LOCATIONS SHALL BE INDIVIDUALLY COORDINATED WITH THE ARCHITECT.

LIGHT SWITCHES SHALL BE 20A, EQUAL TO HUBBELL #CS120 SERIES. DUPLEX RECEPTACLES SHALL BE 20A, EQUAL TO HUBBELL #CRF20 SERIES. ALL DEVICE COVERPLATES IN FINISHED AREAS SHALL BE SMOOTH PLASTIC, OR BRUSHED ALUMINUM, AS SPECIFIED BY THE ARCHITECT. ALL DEVICE COVERPLATES IN UNFINISHED AREAS MAY BE SMOOTH PLASTIC OR PRESSED STEEL, AS SPECIFIED BY THE ARCHITECT. ALL COVERPLATES IN EXTERIOR LOCATIONS SHALL BE WEATHERPROOF. DEVICE AND COVERPLATE COLORS SHALL BE AS SPECIFIED BY THE ARCHITECT. WHERE MULTIPLE DEVICES EXIST, THEY SHALL BE GROUPED TOGETHER, AND GROUPED DEVICES SHALL BE UNDER A SINGLE COVER PLATE. DEVICES ON AN EMERGENCY OR BACKUP POWER SYSTEM SHALL BE RED IN COLOR.

PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE "NQ". PROVIDE TYPEWRITTEN CIRCUIT DIRECTORIES PER PANEL SCHEDULES. PANEL DIRECTORIES SHALL INCLUDE THE PANEL OR SWITCHBOARD FROM WHICH THE PANEL IS FED. (1) 3/4" STUB INTO ACCESSIBLE CEILING SPACE IS REQUIRED FOR EVERY (3) SPARES OR SPACES IN RECESSED PANELBOARDS. CIRCUIT BREAKERS USED AS SWITCHES SHALL BE LISTED FOR SWITCHING AND MARKED "SWD" PER NEC 240-83(d).

SWITCHGEAR AND DISTRIBUTION EQUIPMENT SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY SQUARE D, SIEMENS, OR APPROVED EQUAL. ALL CONNECTIONS, TERMINATIONS, GROUNDING, AND HARDWARE ASSEMBLIES SHALL BE CHECKED BY AN EXPERIENCED SWITCHBOARD INSTALLER PRIOR TO ENERGIZATION. EACH CONNECTION POINT OR FASTENER SHALL BE ALIGNED AND TORQUED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ANCHOR EACH SECTION TO THE FLOOR AND WALL. STRUCTURAL ANCHORAGE SHALL BE PER MANUFACTURER'S SPECIFICATIONS, AND SHALL BE APPROVED BY THE AHJ.

ALL WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN". CONDUCTORS LARGER THAN #6 AWG MAY BE TYPE "THWN" OR "THW".

PROVIDE BRANCH CIRCUIT WIRING, OUTLETS, DEVICES, AND CONNECTIONS TO ALL EQUIPMENT. ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE LISTED, LABELED, AND INSTALLED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY.

STEEL, LIQUID-TIGHT, FLEXIBLE CONDUITS ARE REQUIRED FOR MOTOR CONNECTIONS, CONNECTIONS TO LIQUID-HANDLING EQUIPMENT, AND CONNECTIONS IN WET OR EXTERIOR LOCATIONS.

PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.

UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, DUAL ELEMENT FUSES SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. MANUAL MOTOR STARTERS SHALL BE PROVIDED WITH SIMILARLY SIZED FUSIBLE ELEMENTS. SWITCHES EXPOSED TO THE WEATHER SHALL BE TYPE NEMA 3R. ALL MOTOR DISCONNECTING MEANS SHALL BE HORSEPOWER RATED, BASED ON UNIT SERVED.

PANELBOARDS, TERMINAL CABINETS, SWITCHGEAR, DISCONNECTS, DISTRIBUTION BREAKERS, AND MISCELLANEOUS ELECTRICAL EQUIPMENT, SHALL HAVE LAMINATED, WHITE LETTERS ON BLACK BACKGROUND, PHENOLIC NAMEPLATES PROPERLY IDENTIFYING EACH ITEM.

PROVIDE ALL MATERIALS AND WORK REQUIRED TO LOCATE, AND CONNECT TO, EXISTING DISTRIBUTION EQUIPMENT. UPDATE EXISTING PANELBOARDS WITH NEW TYPEWRITTEN CIRCUIT DIRECTORIES, AND FURNISH NEW CIRCUIT BREAKERS AS REQUIRED. EXISTING CIRCUIT DESCRIPTIONS IN EXISTING PANEL DIRECTORIES SHALL BE USED FOR EXISTING CIRCUITS TO REMAIN IF THEY ARE MORE DETAILED THAN THE PANEL SCHEDULES SHOWN IN THESE PLANS. RECONNECT ANY BRANCH CIRCUITS INTERRUPTED DURING DEMOLITION THAT ARE TO REMAIN. PANELBOARD CIRCUIT DIRECTORIES SHALL INCLUDE WHERE THE PANEL IS FED FROM.

RE-USE OF EXISTING BRANCH CIRCUIT CONDUITS AND WIRING IS ACCEPTABLE IF IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND APPROVED BY THE AHJ.

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

(5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR DISTRIBUTION EQUIPMENT, LIGHT FIXTURES, DEVICES, AND COVERPLATES. SUBSTITUTIONS MAY BE APPROVED BY THE ENGINEER IF THE SUBMITTAL SHOWS A REASONABLE BENEFIT TO THE OWNER. NO PRIOR APPROVAL FOR SUBSTITUTIONS SHALL BE GIVEN BEFORE SUBMITTALS. AS SUCH, BID COMPARISONS MUST BE MADE BASED ON SPECIFIED EQUIPMENT. THE ENGINEER RESERVES THE RIGHT TO REJECT SUBMITTALS BASED ON INCOMPLETENESS OF THE SUBMITTAL, AS WELL AS NOT MEETING THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. SUBMITTALS MUST BE PROVIDED FOR SPECIFIED EQUIPMENT, AS WELL AS ANY SUBSTITUTIONS.

PROVIDE PANEL AND CIRCUIT NUMBER ON WALL OUTLET AND LIGHT SWITCH COVERPLATES. USE A TAPE TYPE SYSTEM EQUAL TO KROY OR BROTHER.

THE ELECTRICAL DRAWINGS SHALL BE TREATED AS DIAGRAMATIC IN NATURE. THEY SHALL NOT BE USED TO DETERMINE EXACT DIMENSIONS OR LOCATIONS FOR ANY DEVICE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARCHITECTURAL ELEMENTS AND PLANS, OTHER DISCIPLINES, THE ARCHITECT, AND OWNER, FOR ALL LOCATIONS, BEFORE COMPLETING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN RELOCATING ANY DEVICE OR CONNECTION INSTALLED IN THE WRONG LOCATION. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR COORDINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED LIGHTING CONTROL PROGRAMMING, TO ACHIEVE A WORKING SYSTEM TO THE SATISFACTION OF THE PLANS, ENGINEER, AND OWNER. REQUIRED PROGRAMMING INFORMATION MAY NOT BE FULLY SHOWN IN THE CONTRACT DOCUMENTS. THAT DOES NOT RELEASE THE CONTRACTOR FROM ADJUSTING/PROGRAMMING THE CONTROLS TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR COORDINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ARC FLASH LABELS ON EACH PIECE OF DISTRIBUTION EQUIPMENT AND ALL FUSED DISCONNECTS. THIS SHALL INCLUDE ALL REQUIRED COORDINATION, SHORT CIRCUIT, AND ARC FLASH STUDIES NEEDED TO PRODUCE THIS INFORMATION.

PANEL "A"

100A MCB, 100A BUSSING
120/208V, 3ø4W
MYERS POWER PRODUCTS

MOUNTING: IN SERVICE PEDESTAL #MEUG16

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER	CIRCUIT NUMBER	CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
*LIGHTS (PARKING LOT)	1075			20/3	1	2	20/1	500			CAMERA/IRRIGATION CNTLR
*		1075			3	4			500		PED. XING LIGHTS
*			1075		5	6	---			--	SPACE
SPACE	--			---	7	8		--			
		--			9	10			--		
			--	---	11	12	---			--	
CONNECTED LOAD								1.58	1.58	1.08	4.23 kVA CONN.

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
☆ GFI TYPE BREAKER

4.23	kVA CONN.
0.93	LCL & LML
5.16	TOTAL kVA
14	TOTAL AMPS

ELECTRICAL SYMBOLS

LIGHTING
SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION

- FLUORESCENT (LETTER DESIGNATION REFERS TO FIXTURE TYPE AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE)
- RECESSED DOWNLIGHT
- SURFACE MOUNTED
- SURFACE, WALL MOUNTED
- PENDANT MOUNTED
- TRACK WITH TRACK HEADS
- STRIP
- EXIT SIGN (SINGLE OR DOUBLE FACED WITH DIRECTIONAL ARROWS AS SHOWN)

CONDUIT & WIRE
ALL WIRE SHALL BE #12 THWN CU UON

- (4) #12 + ground MAX. IN 1/2" CONDUIT
- (8) #12 + ground MAX. IN 3/4" CONDUIT
- (16) #12 + ground MAX. IN 1" CONDUIT
- BELOW GRADE OR FLOOR
- STUBBED AND CAPPED
- WIREMOLD G4000
- PLUGMOLD, WIREMOLD G20GBAX12

SWITCHES & CONTROLS
MOUNT AT +44" TO ℄ UNLESS OTHERWISE NOTED

- S SINGLE POLE (SPST)
- S_2 TWO POLE (DPST)
- S_3 3-WAY (SPDT)
- S_4 4-WAY (DPDT)
- S_P WITH PILOT LIGHT
- S_D DOOR OPERATED
- S_T TIMER
- S_K KEY OPERATED
- D WALLBOX DIMMER (RATED FOR THE LAMP TYPES AND WATTAGE OF THE LOAD THEY CONTROL, INCLUDING REQUIRED DERATING FOR MULTIGANG INSTALLATIONS)

WALL MOUNTED RECEPTACLES
MOUNT AT +18" TO ℄ UNLESS OTHERWISE NOTED

- 20A DUPLEX, VERTICALLY MOUNTED
- 20A HALF SWITCHED DUPLEX RECEPTACLE
- 20A DUPLEX, HORIZONTALLY MOUNTED
- DOUBLE DUPLEX
- CATV AND/OR VIDEO
- TELEPHONE AND/OR COMMUNICATIONS (PROVIDE 3/4"CO INTO ACCESIBLE CEILING SPACE, UON)
- NON-STANDARD OUTLET (SEE PLANS FOR NEMA CONFIGURATION)

FLOOR OUTLETS

- 20A DUPLEX
- TEL/COMM

(OUTLETS SHALL BE FLUSH, RECESSED, OR PEDESTAL TYPE, AND SHALL BE AS SPECIFIED IN THE PLANS AND SPECIFICATIONS)

LETTER DESIGNATIONS

AC	ABOVE COUNTER (MOUNT ABOVE COUNTER SPLASH, BUT NOT ABOVE +48" TO TOP OF BOX, AS DIRECTED BY ARCHITECT)
AHJ	AUTHORITY HAVING JURISDICTION
CO	CONDUIT ONLY (WITH PULL CORD)
dns	DO NOT SWITCH (LIGHT FIXTURE SHALL BE WIRED HOT)
EX	EXISTING, TO REMAIN
EXR	EXISTING, TO BE REMOVED
FLA	FULL LOAD AMPS
GD	CONNECT, AS REQ'D TO GARBAGE DISPOSAL
GFI	GROUND FAULT INTERRUPTING
GWS	GANG WITH SWITCH
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MFS	MAXIMUM FUSE SIZE
MLO	MAIN LUGS ONLY
NL	NIGHT LIGHT (LIGHT FIXTURE TO BE LEFT ON 24-HOURS A DAY)
REF	LOCATE, AS REQ'D FOR REFRIGERATOR
REL	EXISTING, RELOCATED TO NEW POSITION
TW	TANDEM WIRED
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WM	OUTLET MOUNTED IN WIREMOLD
WP	WEATHERPROOF (NEMA 3R IF ENCLOSURE)
WT	WALL TELEPHONE (MOUNTING HEIGHT, AS DIRECTED BY ARCHITECT)

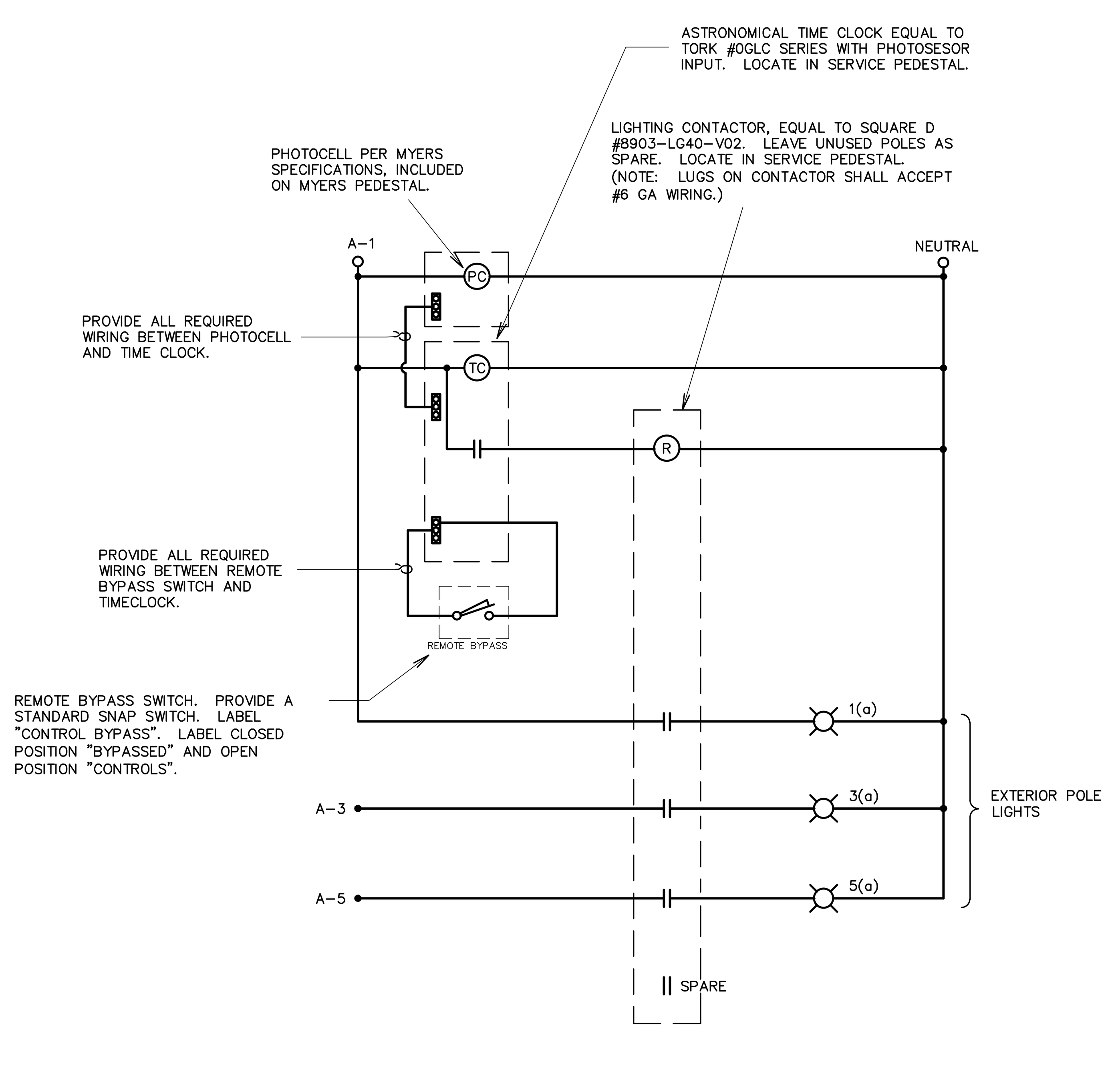
MISC. OUTLETS & EQUIPMENT

- TIME SWITCH
- THERMOSTAT (+44" STANDARD UON)
- JUNCTION BOX
- MOTOR
- DISCONNECT SWITCH
- TRANSFORMER
- RELAY OR CONTACTOR (IN NEMA 1 ENCLOSURE UON)
- S_M MANUAL MOTOR STARTER
- SPEAKER
- VOLUME CONTROL SWITCH
- DOORBELL
- FIRE ALARM PULL STATION
- FIRE ALARM HORN
- FIRE ALARM CHIME
- FIRE ALARM VISUAL
- FIRE ALARM AUDIO/VISUAL
- FIRE ALARM SMOKE DETECTOR
- FIRE ALARM HEAT DETECTOR
- FIRE ALARM SMOKE/CO DETECTOR
- OS OCCUPANCY SENSOR (CEILING OR WALL MOUNTED)
- PC PHOTOCELL
- M UTILITY OR TENANT METER, INCLUDING SOCKET AND ALL REQUIRED ACCESSORIES
- B UTILITY METER SOCKET AND BLANK COVER FOR FUTURE METER

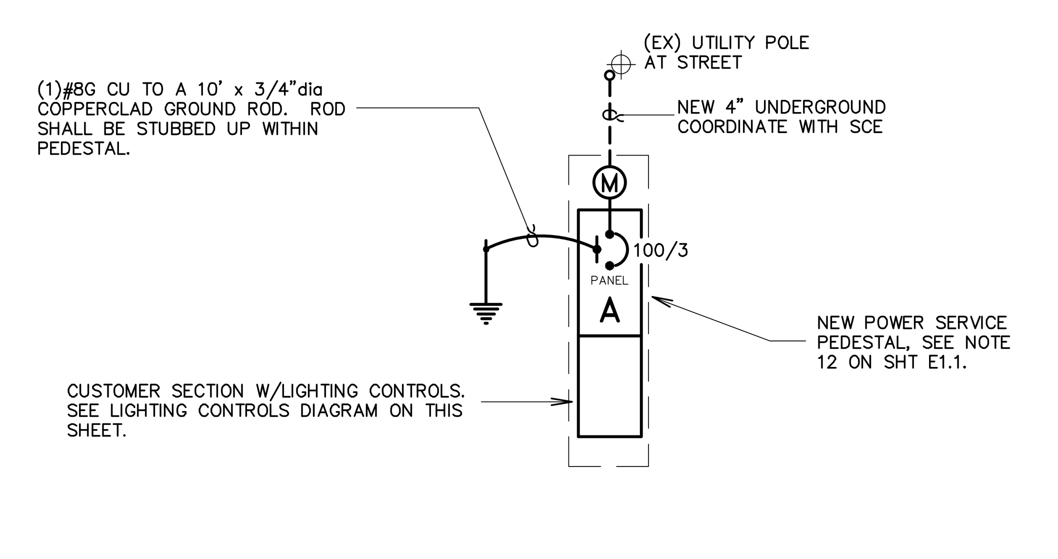
ADA OUTLET HEIGHT REQUIREMENTS

PER CBC 11B-308.1, ALL POWER, LOW VOLTAGE, AND SWITCH CONTROLS SHALL BE LOCATED AS FOLLOWS:

- MINIMUM HEIGHT AFF SHALL BE +15" TO BOTTOM OF OUTLET BOX.
- MAXIMUM HEIGHT WITHOUT OBSTRUCTION SHALL BE +48" AFF TO TOP OF OUTLET BOX.
- MAXIMUM HEIGHT WITH 20"-25" OBSTRUCTION, FORWARD APPROACH SHALL BE +44" TO TOP OF OUTLET BOX.
- MAXIMUM HEIGHT WITH 1"-24" OBSTRUCTION, SIDE APPROACH SHALL BE +46" TO TOP OF OUTLET BOX.



EXTERIOR LIGHTING CONTROLS DIAGRAM



ONE LINE DIAGRAM

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Electrical Engineering Lighting Design

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Approvals/Consultants:

Project:

GOLETA VALLEY COTTAGE HOSPITAL

HOLLIPAT PARKING

351 S. Patterson Ave.
Goleta, CA 93111

Sheet Title:

ELECTRICAL

SYMBOLS SPECS

Revisions:

Job No:	A2069	Sheet:	E1.0
Date:	9.4.20		
Drawn:	TCN		
Checked:	AJN		

SITE PLAN
SCALE: 1"=30'-0"

SHEET NOTES LEGEND

1. EXISTING ELECTRIC UTILITY POWER POLE.
2. PROVIDE SCE UNDERGROUND SECONDARY. COORDINATE ALL REQUIREMENTS WITH SCE. ASSUME CONDUIT IS (1) 2" PVC SCHEDULE 40, WITH SCHEDULE 80 RISERS. BURY CONDUIT A MINIMUM OF 30" BELOW GRADE, AND COORDINATE IF A SLURRY COVER IS REQUIRED BY THE UTILITY.
3. NEW POWER SERVICE PEDESTAL EQUAL TO MYERS #MEUG16–M100. PEDESTAL TO HAVE A 12 CIRCUIT PANEL, PANEL "A", PHOTO CELL AND LIGHTING TIMECLOCK (SEE LIGHTING CONTROLS DIAGRAM ON SHEET E1.0). COORDINATE LOCATION WITH UTILITY COMPANY AND ALL OTHER TRADES.
4. NEW 3/4" WITH (3)#8, (2)#12 + (1)#12G THWN CU.
5. NEW 1/2" WITH (2)#12 + (1)#12G THWN CU.
6. EXISTING LIGHT POLE FIXTURE TO RECONNECT TO NEW PANEL "A" VIA LIGHTING CONTROLS. NOTE EXISTING CONDUIT AND WIRING TO BE USED WHERE AVAILABLE AND IN GOOD CONDITION. COORDINATE ALL WORK WITH EXISTING FIELD CONDITIONS.
7. EXISTING LIGHT POLE TO BE REMOVED. REMOVE ALL EXISTING CONDUIT AND WIRING BACK TO NEAREST LIGHT POLE FIXTURE THAT IS TO REMAIN. COORDINATE ALL WORK WITH EXISTING FIELD CONDITIONS.
8. PROVIDE ALL REQUIRED CONDUIT AND WIRING TO RECONNECT EXISITNG LOADS IN PANEL THAT IS BEING REMOVED, SEE NOTE 9. EXISTING LOADS INCLUDED IRRIGATION CONTROLLER AND PEDESTRIAN CROSSING LIGHTS. COORDINATE ALL WORK WITH EXISTING FIELD CONDITIONS.
9. EXISTING PANEL AND ALL LIGHTING CONTROLS TO BE REMOVED FROM THIS POLE. THE EXISTING LOADS THAT ARE TO REMAIN WILL BE RECONNECTED TO THE NEW PANEL IN THE SERVICE PEDESTAL CALLED OUT IN NOTE 3. COORDINATE ALL WORK AND LOCATIONS WITH EXISTING FIELD CONDITIONS.
10. EXISTING POLE TO BE REMOVED ALONG WITH OVERHEAD WIRING BACK TO UTILITY POWER POLE. COORDINATE ALL DEMO WORK THAT IS TO BE DONE AFTER UTILITY COMPANY WORK IS COMPLETED. COORDINATE ALL WORK AND LOCATIONS WITH EXISTING FIELD CONDITIONS AND UTILITY COMPANY.

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Approvals/Consultants:

Project:

GOLETA VALLEY COTTAGE HOSPITAL

HOLLIPAT PARKING

351 S. Patterson Ave.
Goleta, CA 93111

Sheet Title:

ELECTRICAL SITE PLAN

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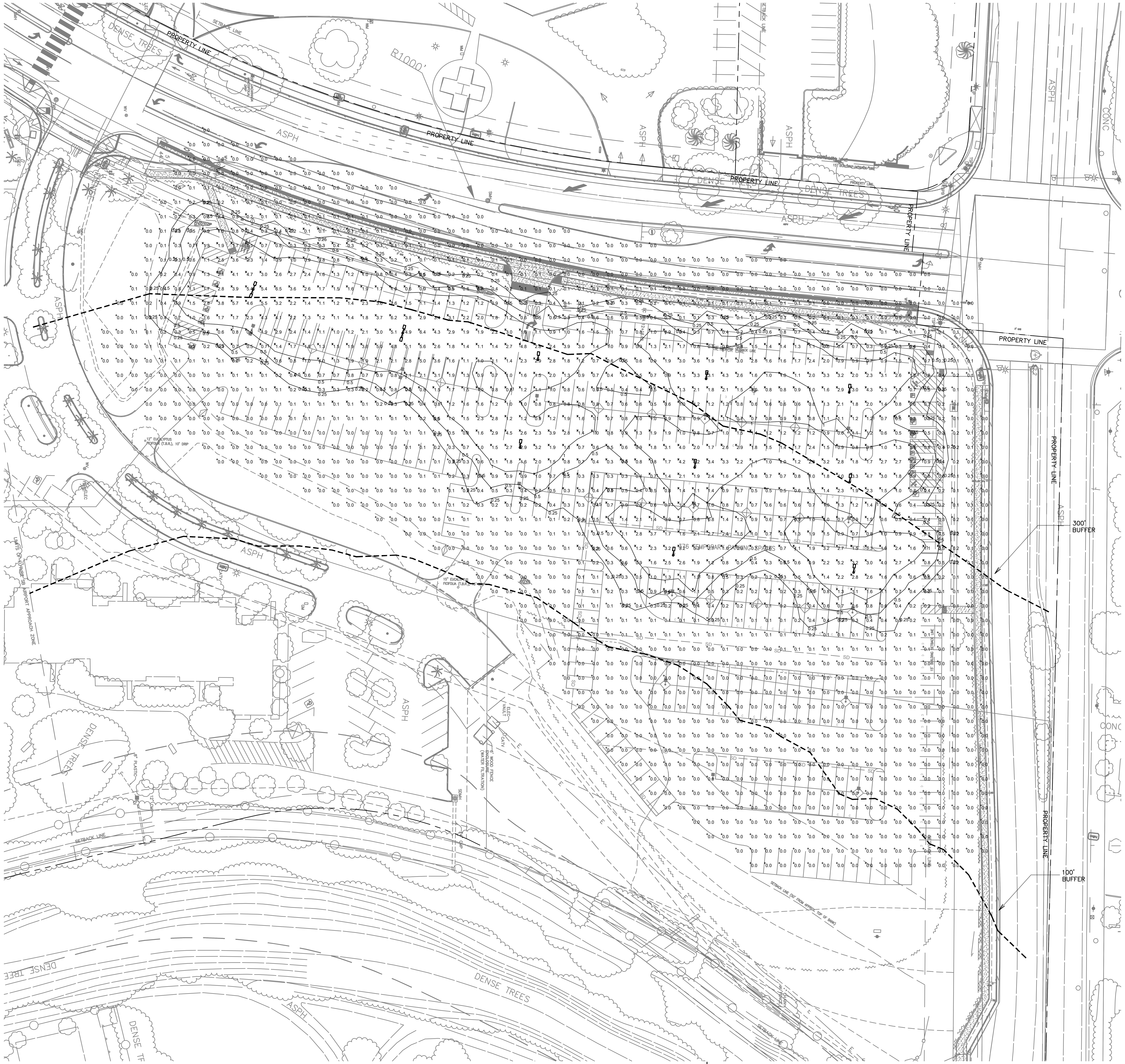

SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

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REGISTERED PROFESSIONAL ENGINEER
ALAN J. NOELLE
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Exp. 6/22
ELECTRICAL
STATE OF CALIFORNIA

Project:

GOLETA VALLEY COTTAGE HOSPITAL

HOLLIPAT PARKING

351 S. Patterson Ave.
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Sheet Title:

ELECTRICAL

SITE PHOTOMETRIC PLAN

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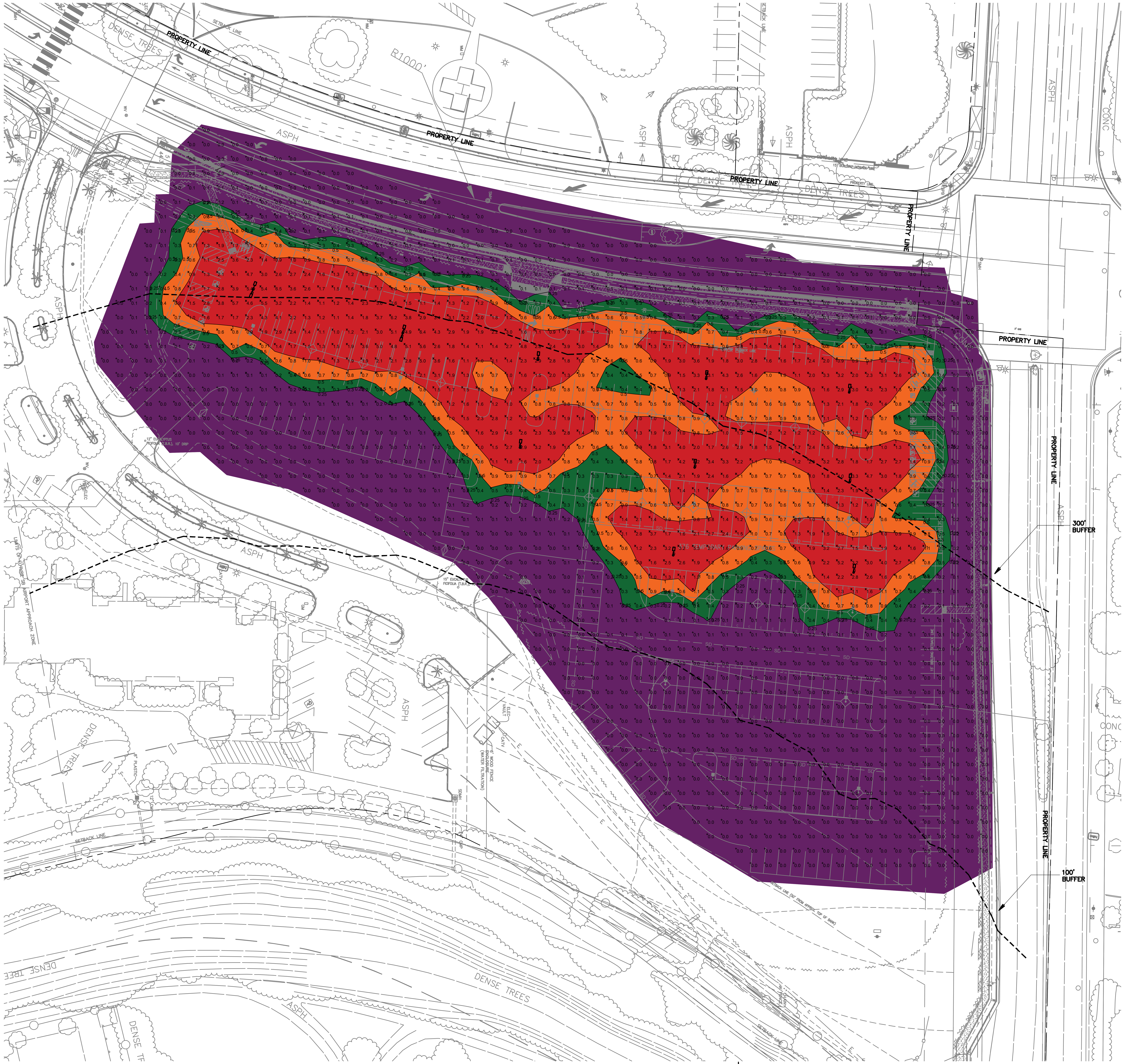
Sheet:

E1.2



SITE PHOTOMETRIC COLOR FLOW PLAN
SCALE: 1"=30'-0"

N

PHOTOMETRIC CHART

COLOR	LIGHTING LEVEL
PURPLE	0.0–0.1 FOOT CANDLES
GREEN	0.2–0.4 FOOT CANDLES
ORANGE	0.5–0.9 FOOT CANDLES
RED	1.0+ FOOT CANDLES

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Approvals/Consultants:

REGISTERED PROFESSIONAL ENGINEER ALAN J. NOELLE No. E015175 Exp. 6/22 ELECTRICAL STATE OF CALIFORNIA

Project:

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SITE PHOTOMETRIC COLOR FLOW PLAN

Revisions:

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Checked:	AJN

Sheet: **ECF**

GENERAL REQUIREMENTS OF CONTRACTORS

1. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE AGENCY HAVING JURISDICTION.

   UPON COMPLETION OF THE PROJECT, THE LICENSED CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT OTHER THAN THESE NOTED CHANGES "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS."

   WARNING: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE PREPARER.

2. CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE AGENCY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY THE APPROVED PLANS AND SPECIFICATIONS.

3. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

4. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

5. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. [ELECTRICAL CONDUITS AND WIRING WHICH EXIST BETWEEN ON-SITE LIGHT STANDARDS AND BETWEEN PUBLIC STREET AND TRAFFIC LIGHTS ARE NOT SHOWN ON THESE PLANS.]

   CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.

   UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE OWNER OF THE CONDUIT OR STRUCTURE BY TELEPHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.

6. SECTION 4215.5 THROUGH 4217 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA REQUIRES THAT, TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, "UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA" BE NOTIFIED BY PHONE, TOLL FREE 1-800-422-4133, FOR THE ASSIGNMENT OF AN INQUIRY IDENTIFICATION NUMBER.

   NO EXCAVATION SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THE INQUIRY IDENTIFICATION NUMBER AND EACH UTILITY OR OTHER OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND PHYSICALLY MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

7. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT THE COUNTY ROAD PERMITS OFFICE AND EACH UTILITY COMPANY OR OTHER OWNER OF SUBSURFACE FACILITIES WITHIN THE WORK SITE, SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE-SPECIFIC REQUIREMENTS FOR EXCAVATION.

8. CONTRACTOR SHALL NOTIFY THE COUNTY GRADING SECTION OF THE PLANNING & DEVELOPMENT, THE GEOTECHNICAL ENGINEER AND THE ENGINEER AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND THE TIME AND LOCATION OF PRECONSTRUCTION CONFERENCE.

9. AT THE TIME OF THE PRECONSTRUCTION CONFERENCE THE GEOTECHNICAL ENGINEER IS TO DISCUSS WITH THE COUNTY GRADING INSPECTOR THE LEVEL OF OBSERVATION AND TESTING TO BE REQUIRED.

10. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, EASEMENTS, STREETS, HIGHWAYS OR OTHER RIGHTS-OF-WAY, OR WHICH PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS, CONTRACTOR SHALL CONTRACT WITH LICENSED LAND SURVEYOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

CONSTRUCTION NOTES (SPECIFICATIONS)

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE PROJECT SPECIFICATIONS.

2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON AVAILABLE RECORD SOURCES AND ARE APPROXIMATE ONLY. THE RECORD INFORMATION MAY BE INCOMPLETE. THE CONTRACTOR SHALL EXCAVATE WITH CAUTION AND VERIFY EXISTING UTILITIES FOR THEIR LOCATION AND DEPTH PRIOR TO CONSTRUCTION. NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR REPAIR OF ANY UTILITY DAMAGE BY THE CONTRACTOR'S OPERATIONS.

3. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS NOT REQUIRED TO BE REMOVED FOR CONSTRUCTION AND IMMEDIATELY REPAIR ANY DAMAGE INCURRED TO EXISTING IMPROVEMENT'S TO THEIR ORIGINAL OR BETTER CONDITION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE SAFETY THROUGHOUT THE CONSTRUCTION PERIOD INCLUDING OFF HOURS. CONTRACTOR SHALL KEEP BIKE PATHS AND WALKWAYS OPEN AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

5. CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE COUNTY OF SANTA BARBARA FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAINTAIN COMPLETE TRAFFIC CONTROL DURING THE CONSTRUCTION PERIOD.

6. CONTRACTOR SHALL REMOVE ALL DEMOLITION/WASTE MATERIALS FROM THE PROJECT SITE AND LEGALLY DISPOSE AT A DUMP SITE.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION. NO SILT OR DEBRIS SHALL DEPART FROM THE PROJECT SITE OR ENTER THE STORM DRAIN SYSTEM.

GRADING NOTES:

1. ALL GRADING SHALL CONFORM WITH THE LATEST SANTA BARBARA COUNTY ORDINANCE AND THE STANDARDS AND REQUIREMENTS PERTAINING THERETO AND THESE CONSTRUCTION DOCUMENTS.

2. PRIOR TO EARTH MOVING, A GRADING PERMIT SHALL BE OBTAINED FROM THE COUNTY OF SANTA BARBARA.

3. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE, THE COUNTY GRADING INSPECTOR, AND THE SOILS ENGINEER AT LEAST 48 HOURS BEFORE START OF ANY GRADING WORK. THEY SHALL BE NOTIFIED OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE.

4. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF THE SOIL ENGINEER COUNTY GRADING INSPECTOR.

5. THE SOIL ENGINEER SHALL PROVIDE OBSERVATIONS, TESTS AND REPORTS OF ALL EARTHWORK AND PROVIDE COPIES OF THE REPORTS TO THE COUNTY INSPECTORS AND OWNERS REPRESENTATIVE.

6. ALL AREAS TO BE GRADED SHALL BE CLEARED OF SURFACE VEGETATION, INCLUDING ROOTS AND ROOT STRUCTURES, DEBRIS, PAVEMENT, AND ANY OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL. ALL SUCH MATERIAL SHALL BE REMOVED FROM THE PROJECT AND TRANSPORTED TO A SUITABLE AND LEGAL DISPOSAL AREA.

7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MANMADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, FAULT EXCAVATION TRENCHES, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF IN A LEGAL AND MANNER AND THE DEPRESSIONS SHALL BE PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE COUNTY.

8. NATIVE SOIL AND IMPORTED NON-EXPANSIVE GRANULAR MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DENSITY, AS DETERMINED BY THE LATEST EDITION OF ASTM D1557.

9. ONSITE OR IMPORTED FILL SOIL SHALL BE PLACED AND COMPACTED TO A MINIMUM MOISTURE CONTENT OF 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT. EACH LAYER SHOULD BE SPREAD EVENLY AND SHOULD BE THOROUGHLY BLADE-MIXED DURING SPREADING TO PROVIDE RELATIVE UNIFORMITY OF MATERIAL WITHIN EACH LAYER. WHERE IMPORTED SOILS ARE PLACED WITH ONSITE FILL MATERIAL, THE SOIL SHOULD BE MIXED TO PROVIDE RELATIVE UNIFORMITY OF MATERIAL WITHIN THE LAYER BEING PLACED.

10. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS BELOW THAT SUFFICIENT TO ACHIEVE THE RECOMMENDED COMPACTION, WATER SHOULD BE ADDED TO THE FILL. WHILE WATER IS ADDED, THE SOIL SHOULD BE BLADED AND MIXED TO PROVIDE A RELATIVELY UNIFORM MOISTURE CONTENT THROUGHOUT THE MATERIAL. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS EXCESSIVE, THE FILL MATERIAL SHOULD BE AERATED BY BLADING OR OTHER METHODS. FILL SHOULD BE SPREAD IN LIFTS NO THICKER THAN APPROXIMATELY 8 INCHES PRIOR TO BEING COMPACTED. FILL AND BACKFILL MATERIALS MAY NEED TO BE PLACED IN THINNER LIFTS TO ACHIEVE THE RECOMMENDED COMPACTION WITH THE EQUIPMENT BEING USED.

11. TO PREVENT OR REDUCE THE POTENTIAL FOR PUMPING OF WET FILL MATERIALS, THE CONTRACTOR SHALL AERATE AND DRY THE EXCAVATED ONSITE SOIL PRIOR TO BEING PLACED AS COMPACTED FILL. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR SELECTING A METHOD FOR DRYING, SUCH THAT THE ONSITE MATERIALS CAN BE DRIED AND PLACED.

12. SPECIAL STABILIZATION MEASURES MAY BE REQUIRED IF AERATION DOES NOT APPEAR TO BE EFFECTIVE IN MITIGATING SOFT OR PUMPING SUBGRADE. THESE MEASURES MAY BE REQUIRED TO PROVIDE A FIRM AND UNYIELDING SUBGRADE SURFACE. SPECIAL SUBGRADE STABILIZATION MEASURES MAY CONSIST OF: USE OF A GEOSYNTHETIC FABRIC, SUCH AS MIRAFI 600X, OR EQUIVALENT, PLACED BENEATH A MINIMUM 1 FOOT LIFT OF AGGREGATE BASE, WORKING MINUS 4-INCH ROCK FILL INTO CLAYEY SUBGRADE SOILS AND COVERED WITH FILTER FABRIC, OR REMOVING AND REPLACING THE UNSTABLE SUBGRADE WITH COMPACTED FILL. WHETHER THOSE MEASURES ARE REQUIRED OR NOT WILL DEPEND ON THE MOISTURE CONTENT OF THE SUBGRADE MATERIALS AND THE NATURE OF THE CONSTRUCTION ACTIVITIES (E.G., VIBRATORY COMPACTION EQUIPMENT, EQUIPMENT WHEEL LOADS, NUMBER OF EQUIPMENT PASSES, TRAFFICABILITY, ETC.).

13. FLOAT ROCK, UP TO 2 FEET THICK, MAY BE REQUIRED TO PROVIDE A SUITABLE SUBGRADE SURFACE (I.E., FIRM AND UNYIELDING) UPON WHICH FILL MATERIALS MAY BE PLACED AND COMPACTED. A FILTER FABRIC ENCAPSULATING THE ROCK FILL IS RECOMMENDED TO SEPARATE THE ROCK FILL FROM THE SURROUNDING FINE-GRAINED MATERIALS AND TO REDUCE MIGRATION OF FINES INTO THE ROCK VOIDS.

14. SUCH SPECIAL MEASURES SUGGESTED HEREIN SHOULD BE CONSIDERED IF SOFT OR PUMPING SUBGRADE BECOME A NUISANCE DURING CONSTRUCTION. CONTRACTOR SHALL STABILIZE PUMPING SUBGRADE AND POSSIBLE PROCUREMENT OF GEOSYNTHETICS, AGGREGATE BASE, OR ROCK.

15. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS INDICATED ON THE PLANS BUT SHALL NOT BE STEEPER THAN 2 HORIZ. TO 1 VERT.

16. CONTRACTOR SHALL PERFORM GRADING OPERATIONS IN CONFORMANCE WITH DUST CONTROL MEASURES PER CURRENT COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.

17. ALL EXPOSED GRADED SURFACES SHALL BE RESEEDED WITH GROUND COVER VEGETATION TO MINIMIZE EROSION. GRADED SURFACES SHALL BE RESEEDED WITHIN FOUR WEEKS OF GRADING COMPLETION, WITH THE EXCEPTION OF SURFACES GRADED FOR THE PLACEMENT OF STRUCTURES.

18. GRADING AND CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 4:00 P.M., MONDAY THROUGH FRIDAY. NO CONSTRUCTION SHALL OCCUR ON STATE HOLIDAYS (E.G., THANKSGIVING, LABOR DAY). CONSTRUCTION EQUIPMENT MAINTENANCE SHALL BE LIMITED TO THE SAME HOURS.

19. STATIONARY CONSTRUCTION EQUIPMENT THAT GENERATES NOISE, WHICH EXCEEDS 65 DBA AT THE PROJECT BOUNDARIES, SHALL BE SHIELDED TO COUNTY'S SATISFACTION. EQUIPMENT AND ACOUSTIC SHIELDING SHALL REMAIN IN THE DESIGNATED LOCATION THROUGHOUT CONSTRUCTION ACTIVITIES.

20. DEMOLITION AND/OR EXCESS CONSTRUCTION MATERIALS SHALL BE SEPARATED ON-SITE FOR REUSE/RECYCLING (E.G., CONCRETE AND ASPHALT) OR PROPER DISPOSAL. DURING GRADING AND CONSTRUCTION, SEPARATE BINS FOR RECYCLING OF CONSTRUCTION MATERIALS SHALL BE PROVIDED ON-SITE.

21. TO PROVIDE RELATIVELY UNIFORM SUPPORT FOR PAVEMENTS, THE EXISTING SOILS BE OVEREXCAVATED AND RECOMPACTED TO A DEPTH OF AT LEAST 1 FOOT BELOW THE EXISTING GROUND SURFACE, OR TO 1 FOOT BELOW THE BOTTOM OF THE PAVEMENT SECTION, WHICHEVER IS DEEPER. THE EXPOSED SUBGRADE SHALL BE SCARIFIED A MINIMUM OF 8" DEEP AND COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION (ASTM D 1557).

22. THE BOTTOM OF THE OVEREXCAVATION IN THE PAVEMENT AREAS SHOULD BE OBSERVED AND TESTED BY THE SOIL ENGINEER. ARTIFICIAL FILLS EXPOSED IN THE EXCAVATION BOTTOM WILL REQUIRE COMPLETE REMOVAL. ONSITE MATERIAL MAY BE USED AS BACKFILL IN PAVEMENT AREAS. BACKFILL AND SUBGRADE MATERIALS IN PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.

23. THE SUBGRADE SHALL BE REVIEWED AND TESTED AT THE TIME OF CONSTRUCTION WITH REGARD TO THE AS-GRADED CONDITIONS. IN ADDITION, THE SUBGRADE EXPOSED FOLLOWING THE RECOMMENDED OVEREXCAVATION SHALL BE PROOF-ROLLED WITH A LOADED WATER TRUCK OR OTHER HEAVY PNEUMATIC EQUIPMENT. SOFT OR LOOSE AREAS IDENTIFIED FROM THE PROOF-ROLLING SHALL BE OVEREXCAVATED AND REPLACED WITH ADDITIONAL BASE OR FLOAT ROCK OVER A WOVEN GEOTEXTILE OR GEOGRID FABRIC.

24. IMPORT MATERIAL SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER PRIOR TO BEING BROUGHT TO THE SITE AND ALSO DURING PLACEMENT.

25. DRAINAGE MATERIAL SHALL CONFORM TO CALTRANS STANDARD SPECIFICATIONS FOR CLASS 2 PERMEABLE MATERIAL, SECTION 68-1.025. AS AN ALTERNATIVE, DRAINAGE MATERIAL CAN CONSIST OF CALTRANS CLASS 1 PERMEABLE MATERIAL, OR 3/4-INCH UNIFORMLY GRADED ROCK OR GRAVEL, PROVIDED THE MATERIALS ARE ENCASED IN A FILTER FABRIC.

26. FILTER FABRIC SHALL CONSIST OF A NEEDLE-PUNCHED NONWOVEN GEOTEXTILE CONFORMING TO THE CALTRANS STANDARD SPECIFICATIONS FOR FILTER FABRIC FOR UNDERDRAINS, SECTION 88-1.03.

ROAD IMPROVEMENT NOTES:

1. ALL ROAD IMPROVEMENTS SUCH AS ASPHALTIC CONCRETE, AGGREGATE BASE, CONCRETE CURBS & GUTTERS, SIDEWALKS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE SANTA BARBARA COUNTY DEPARTMENT OF PUBLIC WORKS GENERAL STREET SPECIFICATIONS AND ENGINEERING DESIGN STANDARDS.

2. THICKNESS OF ASPHALT CONCRETE AND CLASS 2 AGGREGATE BASE MATERIAL SHOWN ON THE PLANS TO MATCH EXISTING CONDITIONS.

3. ALL MATERIAL SUBMITTALS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS: THE ASPHALT CONCRETE SHALL BE TYPE B, 1/2" MAXIMUM, MEDIUM GRADATION. THE AGGREGATE BASE SHALL BE CLASS 2 AGGREGATE BASE, 3/4" MAXIMUM GRADING. SAND SHALL HAVE SAND EQUIVALENT OF 30 OR GREATER WITH 100% PASSING A 3/8" SIEVE; 15% TO 75% PASSING A NO. 30 SIEVE; 2% TO 10% PASSING A NO. 100 SIEVE; AND 0% TO 4% PASSING A NO. 200 SIEVE.

4. ALL CONCRETE CURBS & SIDEWALKS SHALL BE CONSTRUCTED PER COUNTY OF SANTA BARBARA STANDARDS AND IN CONFORMANCE WITH STATE OF CALIF. DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SEC. 73-CONCRETE CURBS AND SIDEWALKS. CONCRETE SHALL BE TYPE B, 4000 PSI PER SPEC. SECTION 90-PORTLAND CEMENT CONCRETE.

AIR POLLUTION CONTROL DISTRICT - DUST CONTROL REQUIREMENTS:

1. DUST GENERATED BY THE DEVELOPMENT ACTIVITIES SHALL BE RETAINED ON-SITE AND KEPT TO A MINIMUM BY FOLLOWING THE DUST CONTROL MEASURES LISTED BELOW. RECLAIMED WATER SHALL BE USED WHENEVER POSSIBLE.

   A. DURING CLEARING, GRADING, EARTH MOVING OR EXCAVATION, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED IN SUFFICIENT QUANTITIES TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST, AFTER EACH DAY'S ACTIVITIES CEASE.

   B. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, THE DISTURBED AREA MUST BE TREATED BY WATERING, OR REVEGETATING; OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.

   C. DURING CONSTRUCTION, WATER TRUCKS OR SPRINKLERS SYSTEMS ARE TO BE USED TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS WILL INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH

2. IMPORTATION, EXPORTATION, AND STOCKPILING OF FILL MATERIAL:

   SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE SITE TO DISPOSAL LOCATION.

   IF THE CONSTRUCTION SITE IS GREATER THAN FIVE ACRES, GRAVEL PADS MUST BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ON TO PUBLIC ROADS

3. ACTIVATION OF INCREASED DUST CONTROL MEASURES:

   THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF-SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO LAND USE CLEARANCE FOR MAP RECORDATION AND LAND USE CLEARANCE FOR FINISH GRADING OF THE STRUCTURE.

   ADDITIONALLY WHEN STORM AND WIND EVENTS ARE FORECASTED, MONITORING SHALL TAKE PLACE AND PREVENTATIVE MEASURES IMPLEMENTED BOTH DURING AND AFTER HOURS AND ON WEEKENDS AND HOLIDAYS.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224

F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
BY: ____ DATE: ____

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

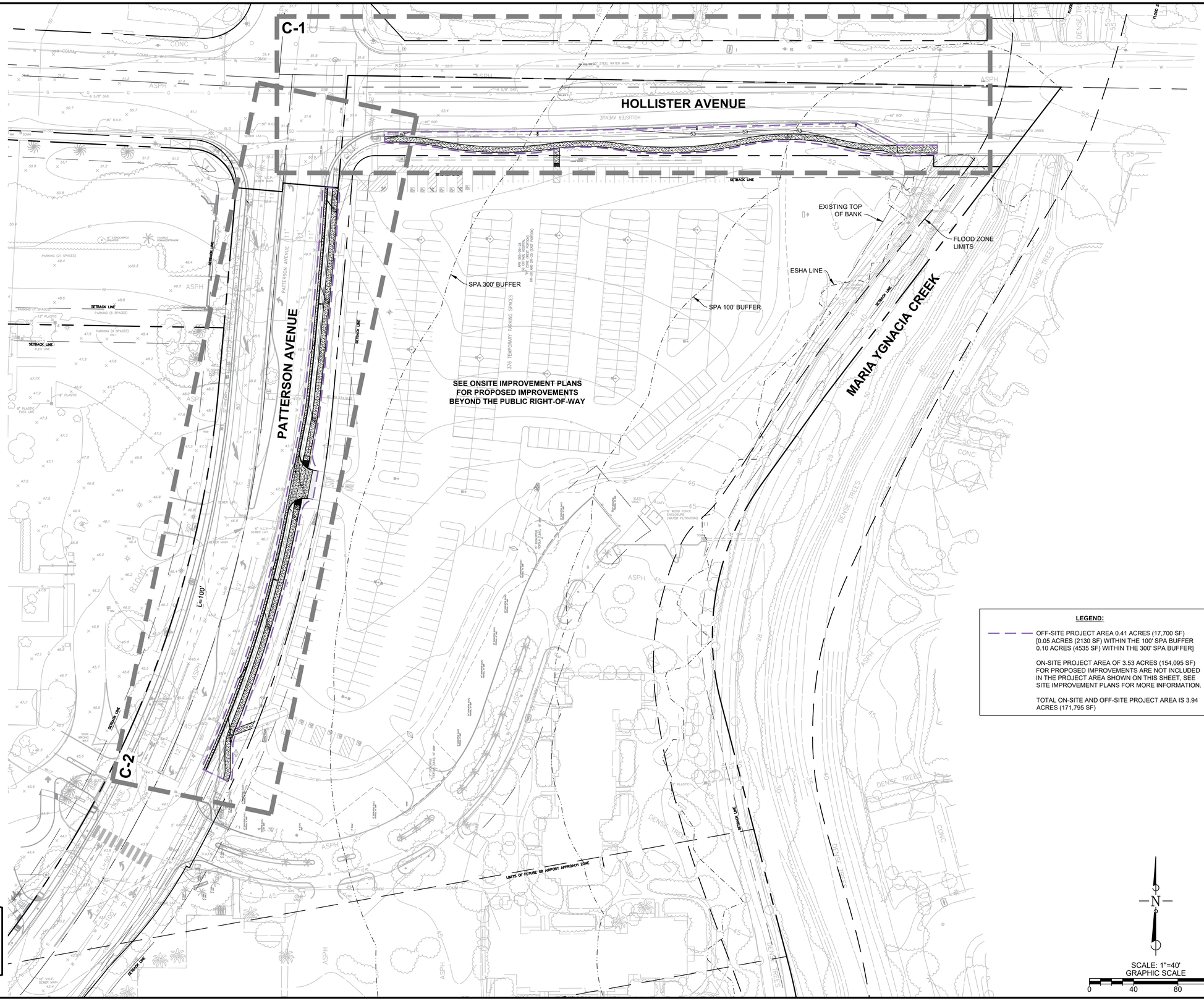
GENERAL NOTES

HOLLIPAT PARKING AMENDMENT
STREET IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

G-2

DATE: OCT. 2021

SHT. 2 OF 16



LEGEND:

OFF-SITE PROJECT AREA 0.41 ACRES (17,700 SF)
[0.05 ACRES (2130 SF) WITHIN THE 100' SPA BUFFER
0.10 ACRES (4535 SF) WITHIN THE 300' SPA BUFFER]

ON-SITE PROJECT AREA OF 3.53 ACRES (154,095 SF) FOR PROPOSED IMPROVEMENTS ARE NOT INCLUDED IN THE PROJECT AREA SHOWN ON THIS SHEET, SEE SITE IMPROVEMENT PLANS FOR MORE INFORMATION.

TOTAL ON-SITE AND OFF-SITE PROJECT AREA IS 3.94 ACRES (171,795 SF)

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

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SCALE: 1"=40'
GRAPHIC SCALE
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NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

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NOT FOR CONSTRUCTION BY: _____ DATE: _____

KEY MAP

HOLLIPAT PARKING AMENDMENT
STREET IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

G-3

DATE: OCT. 2021

SHT. 3 OF 16

W.O. 1987

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

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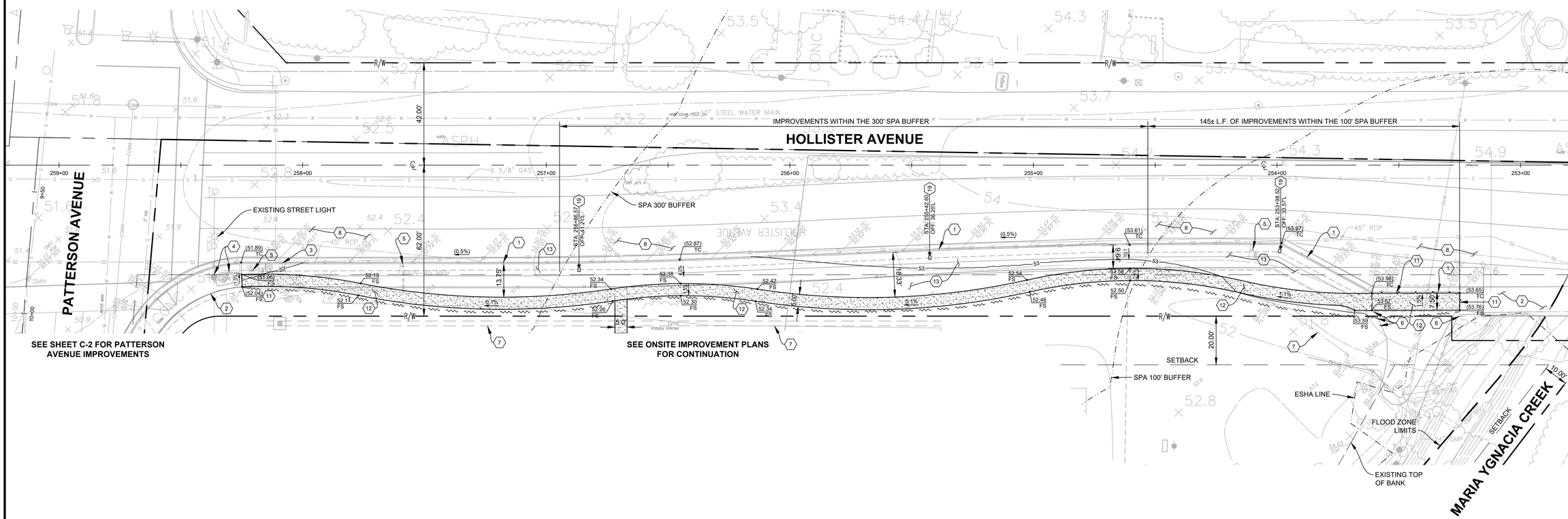

GENERAL CONSTRUCTION NOTES THIS SHEET:

A. SEE THE ON-SITE IMPROVEMENT PLANS FOR ALL IMPROVEMENTS WITHIN PROPERTY LINE.

B. PROTECT ALL EXISTING UTILITIES, PULL BOXES AND FACILITIES IN PLACE.

C. SEE SHEET CD-1 FOR ALL DETAIL REFERENCES.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING.)

PROTECTIONS:

1 PROTECT EXISTING CURB AND GUTTER.

2 PROTECT EXISTING CONCRETE SIDEWALK.

3 PROTECT EXISTING STORM DRAIN FACILITIES.

4 PROTECT EXISTING STREET LIGHT POLE AND PULLBOX.

5 PROTECT EXISTING SIGN AND POST.

6 PROTECT EXISTING BOLLARDS.

7 PROTECT EXISTING DRAINAGE SWALE.

8 PROTECT EXISTING AC PAVEMENT, STRIPING AND PAVEMENT MARKINGS.

9 NOT USED.

10 PROTECT EXISTING FIRE HYDRANT.

IMPROVEMENTS:

11 SAWCUT AND REMOVED EXISTING PAVEMENT AS SHOWN ON PLANS. PROTECT EDGE OF SAWCUT UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS.

12 CONSTRUCT CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD DETAILS 5-010 AND 5-040.

13 PROPOSED PARKWAY AREA.

14 CONSTRUCT MODIFIED DRIVEWAY SPANDREL PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-020. LAYOUT PER PLAN.

15 CONSTRUCT 6" CURB AND 24" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-030.

16 CONSTRUCT CURB RAMP TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 2 ON SHEET CD-3.

17 CONSTRUCT AC PAVEMENT PER DETAIL 1 ON SHEET CD-1.

18 INSTALL TRUNCATED DOMES AS SHOWN ON PLAN AND PER DETAIL 3 ON SHEET CD-1.

19 INSTALL NEW STREET LIGHT AND PULL BOX PER DETAIL 4 ON SHEET CD-1. CONSTRUCT CONCRETE FOUNDATION PER SPPWC STD. PLAN 430-1, TYPE C-1-B. CITY TO MAINTAIN AFTER INSTALLATION.

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

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SCALE: 1"=20'
GRAPHIC SCALE
0 20 40 60

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PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE:

STREET IMPROVEMENT PLAN - HOLLISTER AVE.

HOLLIPAT PARKING AMENDMENT
STREET IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

C-1

DATE: OCT. 2021

SHT. 4 OF 16

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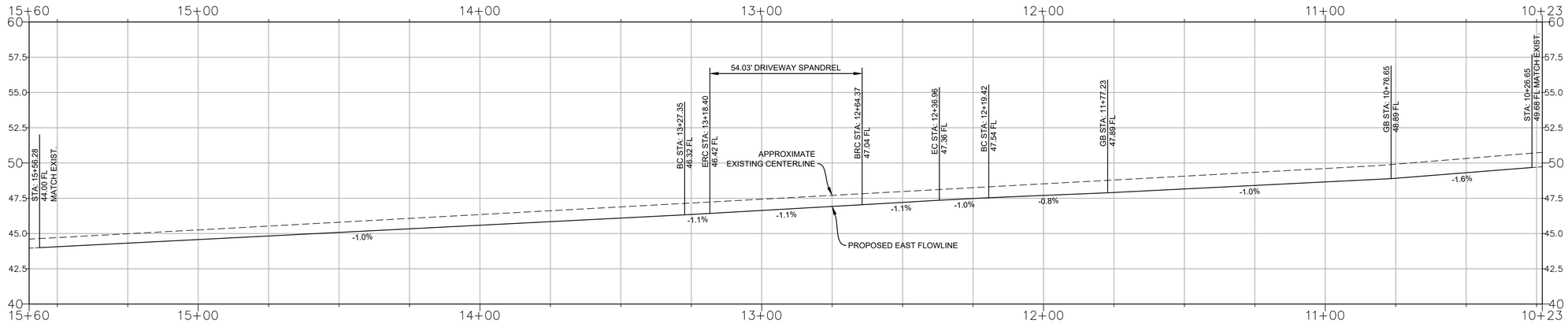
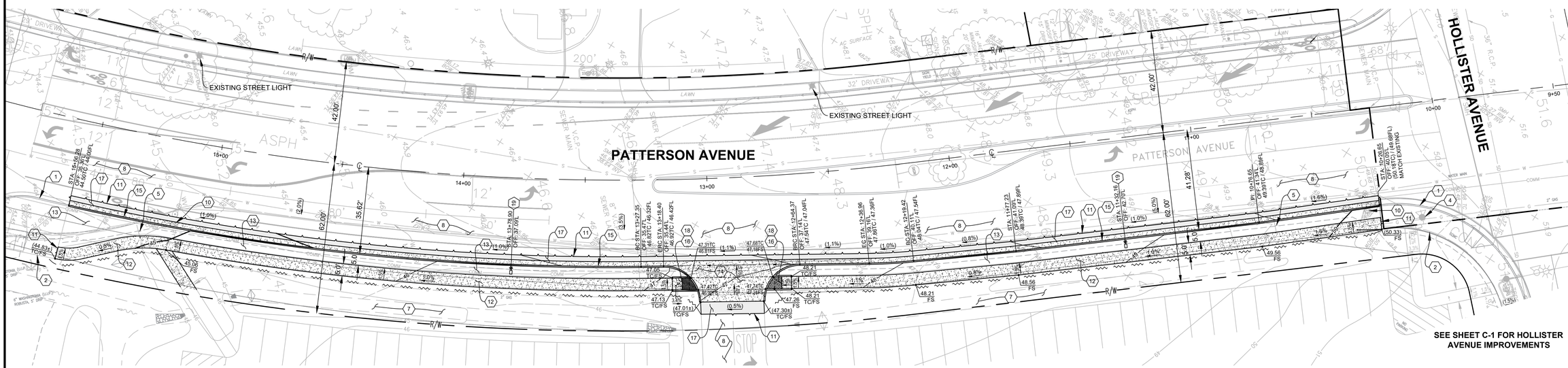


PATTERSON AVENUE PROFILE

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



GENERAL CONSTRUCTION NOTES THIS SHEET:

A. SEE THE ON-SITE IMPROVEMENT PLANS FOR ALL IMPROVEMENTS WITHIN PROPERTY LINE.

B. PROTECT ALL EXISTING UTILITIES, PULL BOXES AND FACILITIES IN PLACE.

C. SEE SHEET CD-1 FOR ALL DETAIL REFERENCES.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING.)

PROTECTIONS:

1 PROTECT EXISTING CURB AND GUTTER.

2 PROTECT EXISTING CONCRETE SIDEWALK.

3 PROTECT EXISTING STORM DRAIN FACILITIES.

4 PROTECT EXISTING STREET LIGHT POLE AND PULLBOX.

5 PROTECT EXISTING SIGN AND POST.

6 PROTECT EXISTING BOLLARDS.

7 PROTECT EXISTING DRAINAGE SWALE.

8 PROTECT EXISTING AC PAVEMENT, STRIPING AND PAVEMENT MARKINGS.

9 NOT USED.

10 PROTECT EXISTING FIRE HYDRANT.

IMPROVEMENTS:

11 SAWCUT AND REMOVED EXISTING PAVEMENT AS SHOWN ON PLANS. PROTECT EDGE OF SAWCUT UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS.

12 CONSTRUCT CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD DETAILS 5-010 AND 5-040.

13 PROPOSED PARKWAY AREA.

14 CONSTRUCT MODIFIED DRIVEWAY SPANDREL PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-020. LAYOUT PER PLAN.

15 CONSTRUCT 6" CURB AND 24" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-030.

16 CONSTRUCT CURB RAMP TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 2 ON SHEET CD-3.

17 CONSTRUCT AC PAVEMENT PER DETAIL 1 ON SHEET CD-1.

18 INSTALL TRUNCATED DOMES AS SHOWN ON PLAN AND PER DETAIL 3 ON SHEET CD-1.

19 INSTALL NEW STREET LIGHT AND PULL BOX PER DETAIL 4 ON SHEET CD-1. CONSTRUCT CONCRETE FOUNDATION PER SPPWC STD. PLAN 430-1, TYPE C-1-B. CITY TO MAINTAIN AFTER INSTALLATION.

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

SCALE: 1"=20'
GRAPHIC SCALE
0 20 40 60

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION DATE: _____
BY: _____

STREET IMPROVEMENT PLAN - PATTERSON AVE.

HOLLIPAT PARKING AMENDMENT
STREET IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

C-2

DATE: OCT. 2021

SHT. 5 OF 16

W.O. 1987

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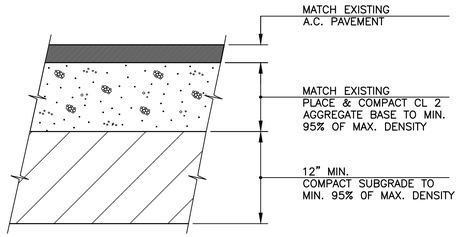
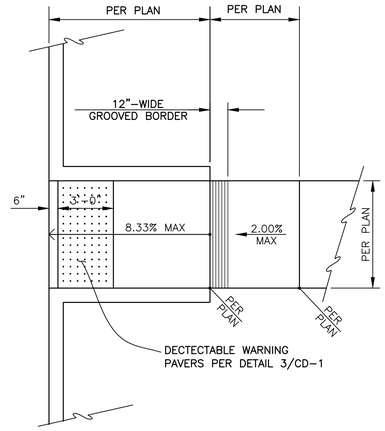


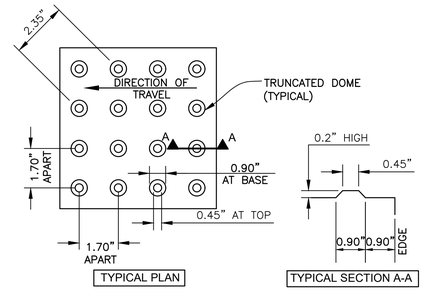
ACTUAL THICKNESS OF A.C. PAVEMENT AND AGGREGATE BASE SHALL BE DETERMINED DURING CONSTRUCTION BY THE GEOTECHNICAL ENGINEER PURSUANT TO R-VALUE TESTING OF SUBGRADE BASED ON T.I.= 4.0.

1 TYPICAL A.C. PAVEMENT STRUCTURAL SECTION
NOT TO SCALE



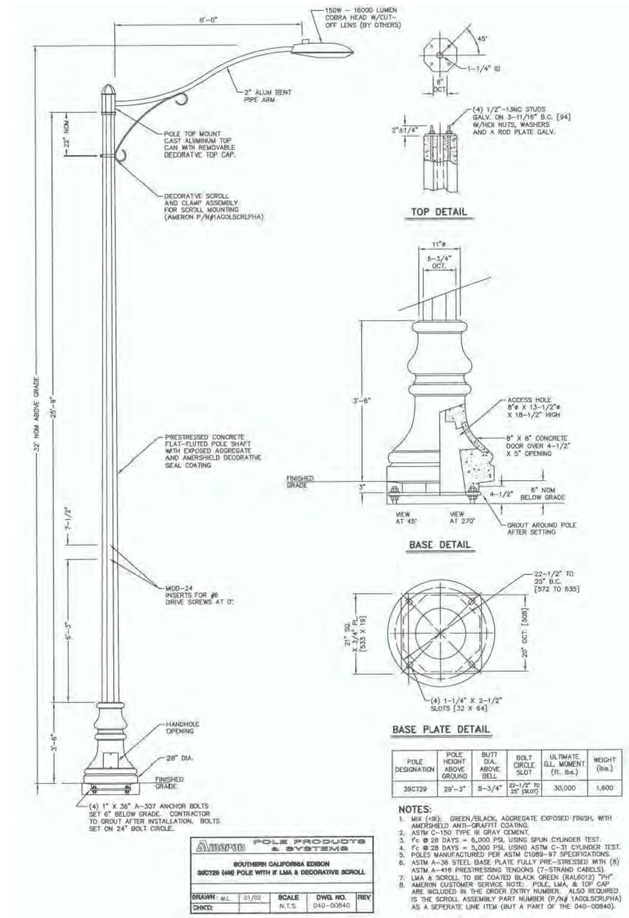
NOTE: ALL ADA FACILITIES TO BE INSTALLED IN CONFORMANCE WITH PROVISIONS PUBLISHED IN CBC 2016.

2 TYPICAL CURB RAMP DIAGRAM
NOT TO SCALE



NOTE: ALL ADA FACILITIES TO BE INSTALLED IN CONFORMANCE WITH PROVISIONS PUBLISHED IN CBC 2016.

3 TRUNCATED DOME DETAIL
NOT TO SCALE



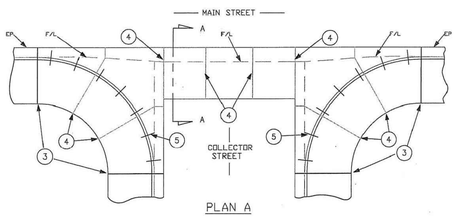
POLE DESIGNATION	POLE HEIGHT ABOVE GROUND	BUTT DIA. ABOVE BELL	BOLT CIRCLE SLOT	ULTIMATE G.L. MOMENT (ft. lbs.)	WEIGHT (lbs.)
39C729	29'-3"	8-3/4"	22-1/2" TO 25" [R.07]	30,000	1,600

NOTES:
1. MIX (48): GREEN/BLACK, AGGREGATE EXPOSED FINISH, WITH AMERSHIELD ANTI-GRAFFITI COATING.
2. ASTM C-150 TYPE III GRAY CEMENT.
3. f'c @ 28 DAYS = 8,000 PSI, USING SPUN CYLINDER TEST.
4. f'c @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
5. POLES MANUFACTURED PER ASTM C1089-97 SPECIFICATIONS.
6. ASTM A-36 STEEL BASE PLATE FULLY PRE-STRESSED WITH (8) ASTM A-416 PRESTRESSING TENDONS (7-STRAND CABLES).
7. LMA & SCROLL TO BE COATED BLACK GREEN (RAL6012) "PHF"
8. AMERON CUSTOMER SERVICE NOTE: POLE, LMA, & 10" CAP ARE INCLUDED IN THE ORDER ENTRY NUMBER. ALSO REQUIRED IS THE SCROLL ASSEMBLY PART NUMBER (P/N# 1AGOLSCRLPHA) AS A SEPERATE LINE ITEM (BUT A PART OF THE 040-00840).

AMERON POLE PRODUCTS & SYSTEMS
SOUTHERN CALIFORNIA EDISON
39C729 (48) POLE WITH 8' LMA & DECORATIVE SCROLL

DRAWN: M.L.	01/03	SCALE N.T.S.	DWG NO. 040-00840	REV
CHKD:				

4 CITY OF GOLETA LIGHT STANDARD
NOT TO SCALE



NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. CROSS-GUTTERS SHALL BE SHALL BE 8" THICK, 11' WIDE AND SPAN FROM SPANDREL TO SPANDREL.

2. SPANDRELS, CURB RETURNS, AND CROSS-GUTTERS SHALL BE 8" THICK. THE EDGE OF PAVEMENT ON THE MAIN STREET SHALL BE STRAIGHT AND THE FLOWLINE OFFSET AS SHOWN ON SHEET 2.

3. EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF THE CURB RETURNS AS SHOWN.

4. WEAKENED-PLANE JOINTS SHALL BE PLACED ALONG THE CROSS-GUTTER AT EQUAL INTERVALS NO GREATER THAN 10' AND THROUGH THE CURB RETURNS AS SHOWN.

5. WHERE CURB RETURN AND SPANDREL ARE NOT POURED MONOLITHICALLY, #3 REBAR 1' LONG SHALL BE DOWELLED AT 4' CENTERS AS SHOWN.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:
4-020 SHT 1/2	SPANDRELS AND CROSS-GUTTERS	REVISION DATES / DIRECTOR OF PUBLIC WORKS / 1/1/2011 DATE

NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. FOR CURING, FINISHING, AND CLEANING, SEE THE CURRENT CALTRANS STANDARD SPECIFICATIONS, SECTION 90.

2. CURB AND GUTTER SHAPES AND RADII ARE SPECIFIED IN THE CALTRANS STANDARD PLANS FOR TYPES A AND B. THE TYPE A FACE IS MODIFIED FOR A STEEPER BATTER AS SHOWN. THE STANDARD WIDTH OF GUTTER IS 18' FOR RESIDENTIAL STREETS AND 24' FOR MAJOR ROADS. FOR REPAIR AND REPLACEMENT PROJECTS, THE EXISTING WIDTH SHALL GOVERN. GUTTER CROSS-SLOPES SHALL BE 5% MAXIMUM.

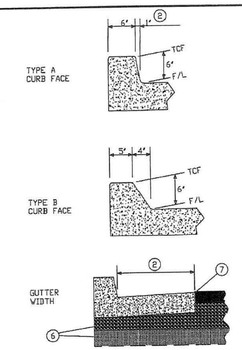
3. 1/2' EXPANSION JOINTS SHALL BE PLACED AT VAULTS, DROP INLETS, CURB RETURNS, AND EVERY 200' OF RUN. EXPANSION PAPER SHALL CONFORM TO THE CALTRANS STANDARD SPECIFICATIONS.

4. WEAKENED-PLANE JOINTS SHALL BE MADE NO GREATER THAN 10' APART.

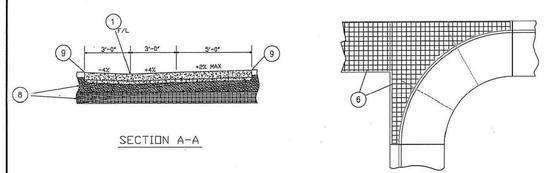
5. WHEN THE CURB IS EXTRUDED, THE EXTRUDING MACHINE MUST BE CAPABLE OF PLACING CONCRETE IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS.

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

7. PAVING SHALL LEAVE AN ASPHALT LIP 1/4' MAX ABOVE THE TOP OF THE CONCRETE GUTTER AS MEASURED AFTER COMPACTION.



COUNTY OF SANTA BARBARA,CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:
4-030	CURBS AND GUTTERS	REVISION DATES / DIRECTOR OF PUBLIC WORKS / 1/1/2011 DATE



NOTES: (REFER TO 4-010 FOR ADDITIONAL NOTES)

6. SPANDREL AND CROSS-GUTTER SHALL BE REINFORCED WITH #4 REBAR GRADE 40 ON 12" CENTERS BOTH DIRECTIONS AS SHOWN ON SHEET 2. CLEAR DISTANCE SHALL BE 2" ALL AROUND AND 3" CLEAR OF SUBGRADE.

7. CONTOUR OF THE CROSS-GUTTER SHALL PROVIDE THE FLOWLINE 3' FROM THE MAIN EDGE WITH A 4% SLOPE ON BOTH SIDES AS SHOWN. THE OTHER 5' SHALL BE CONTOURED TO CONFORM TO THE ROADWAY PAVEMENT WITH A MAXIMUM SLOPE OF 2% PER ADA.

8. SUBGRADE COMPACTION SHALL CONFORM TO NOTE 5 OF 4-010.

9. PAVING SHALL LEAVE AN ASPHALT LIP 1/4' ABOVE THE TOP OF THE ADJACENT CONCRETE AS MEASURED AFTER COMPACTION.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:
4-020 SHT 2/2	SPANDRELS AND CROSS-GUTTERS	REVISION BOX / DIRECTOR OF PUBLIC WORKS / 1/1/2011 DATE

(REFER TO 1-010 FOR ADDITIONAL NOTES)

1. CONCRETE FOR SIDEWALKS AND CURB RAMPS SHALL BE CALTRANS CLASS 3 OR BETTER WITH 25% FLY-ASH IN THE MIX DESIGN. WHEN CONCRETE IS ALSO BEING USED FOR DRIVEWAYS AND GUTTERS, IT SHALL BE CLASS 2 OR BETTER.

2. THICKNESS OF SIDEWALKS SHALL BE 4' MINIMUM, AND THE TRANSVERSE SLOPE SHALL BE 2% MAX DRAINING TOWARD THE CURB. MINIMUM WIDTH SHALL BE 4'. REFER TO TABLES IN 5-040.

3. SUBGRADE MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY FOR A 0.50' DEPTH. IN EXPANSIVE SOILS AND SOILS WHICH CANNOT REACH 90% RELATIVE COMPACTION, A 0.35' LAYER OF CALTRANS CLASS 4 BASE OR BETTER SHALL BE PLACED AND COMPACTED TO 90% RELATIVE COMPACTION.

4. ADA COMPATIBLE SLOPES, DETECTABLE WARNING SURFACES, AND GROOVED BORDERS AT GRADE BREAKS SHALL BE PROVIDED WHERE REQUIRED BY ALL CURRENT REGULATIONS.

5. EXPANSION JOINTS SHALL BE MADE WITH 1/2' EXPANSION PAPER AND PLACED AT THE BEGINNING AND END OF EACH CURB RETURN, ON EACH SIDE OF DRAINAGE STRUCTURES SUCH AS DROP INLETS, AT UTILITY VAULTS AND POLES, EVERY 200' OF LENGTH, AND AT OTHER PLACES AS DIRECTED BY THE COUNTY ENGINEER.

6. WEAKENED-PLANE JOINTS SHALL BE TOOLED 1-1/2' DEEP ON SIDEWALKS, CURBS AND GUTTERS AT INTERVALS OF NO MORE THAN 10', AND AT BOTH SIDES OF METER BOXES AND PULL BOXES. JOINTS IN ADJACENT CURBS AND SIDEWALKS SHALL BE ALIGNED.

7. SCORELINES SHALL BE TOOLED 1/4' DEEP ON SIDEWALKS MIDWAY BETWEEN WEAKENED-PLANE JOINTS. ON CURB RETURNS, THEY SHALL BE PLACED SO AS TO CONTINUE THE CURB LINE THROUGH THE RAMP.

8. UTILITY BOXES AND VAULTS SHALL NOT BE LOCATED IN SIDEWALKS WHERE POSSIBLE. THERE SHALL BE A MINIMUM OF 4' SIDEWALK CLEARANCE AROUND ANY SIGNS, POLES, OR OTHER OBSTRUCTIONS.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:
5-010	GENERAL SIDEWALK NOTES	REVISION DATES / DIRECTOR OF PUBLIC WORKS / 1/1/2011 DATE

NOTES: (REFER TO 5-010 FOR ADDITIONAL NOTES)

1. THE WIDTH OF THE SIDEWALKS (NOT INCLUDING THE CURB) SHALL BE AS SHOWN IN TABLE A OR B. SIDEWALKS FRONTING COMMERCIAL DEVELOPMENTS SHALL EXTEND FROM THE BACK OF THE CURB TO 6' FROM THE RIGHT-OF-WAY LINE.

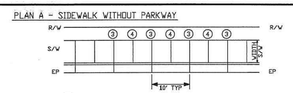
2. TRANSVERSE EXPANSION JOINTS SHOULD CONTINUE THROUGH THE ADJACENT CURB AND GUTTER.

3. WEAKENED-PLANE JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 10' ON SIDEWALKS AND CURB/GUTTERS. WHERE SIDEWALKS ABUT THE CURB, THE WEAKENED-PLANE JOINT SHALL BE CONTINUOUS THROUGH BOTH.

4. A SCORELINE SHALL BE PLACED MIDWAY BETWEEN WEAKENED-PLANE JOINTS. WHERE THE SIDEWALK WIDTH EXCEEDS 6', A LONGITUDINAL SCORELINE SHALL BE TOOLED AT THE SIDEWALK CENTERLINE.

5. ADDITIONAL SIDEWALK WIDTH MAY BE NEEDED TO MAINTAIN A MINIMUM OF 4' CLEAR SIDEWALK AROUND EXISTING OBSTRUCTIONS SUCH AS UTILITY POLES.

PLAN A - SIDEWALK WITHOUT PARKWAY

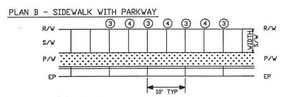


1 TABLE A

R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH
MAJOR	6-070	6'	9.5'
66'	6-030	5'	9.5'
56'	6-030	5'	9.5'
RURAL	6-030	4'	9.5'

WIDTH	STANDARD CY/LF	MONOLITHIC CY/LF
9.5'	0.116	0.124
6'	0.073	0.082
5'	0.061	0.069
4'	0.049	0.057

PLAN B - SIDEWALK WITH PARKWAY



1 TABLE B

R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH
MAJOR	6-070	5'	9.5'
66'	6-030	5'	9.5'
56'	6-030	5'	9.5'
RURAL	6-030	4'	9.5'

WIDTH	STANDARD CY/LF
9.5'	0.116
5'	0.061
4'	0.049

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION		APPROVED BY:
5-040	SIDEWALK DETAILS	REVISION DATES / DIRECTOR OF PUBLIC WORKS / 1/1/2011 DATE

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER RODGER A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Telephone (805) 966-2224
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION BY: _____ DATE: _____

DETAILS

HOLLIPAT PARKING AMENDMENT
STREET IMPROVEMENT PLANS
334 SOUTH PATTERSON AVE.
CITY OF GOLETA, CALIFORNIA

CD-1

DATE: OCT. 2021

SHT. 6 OF 16

W.O. 1987

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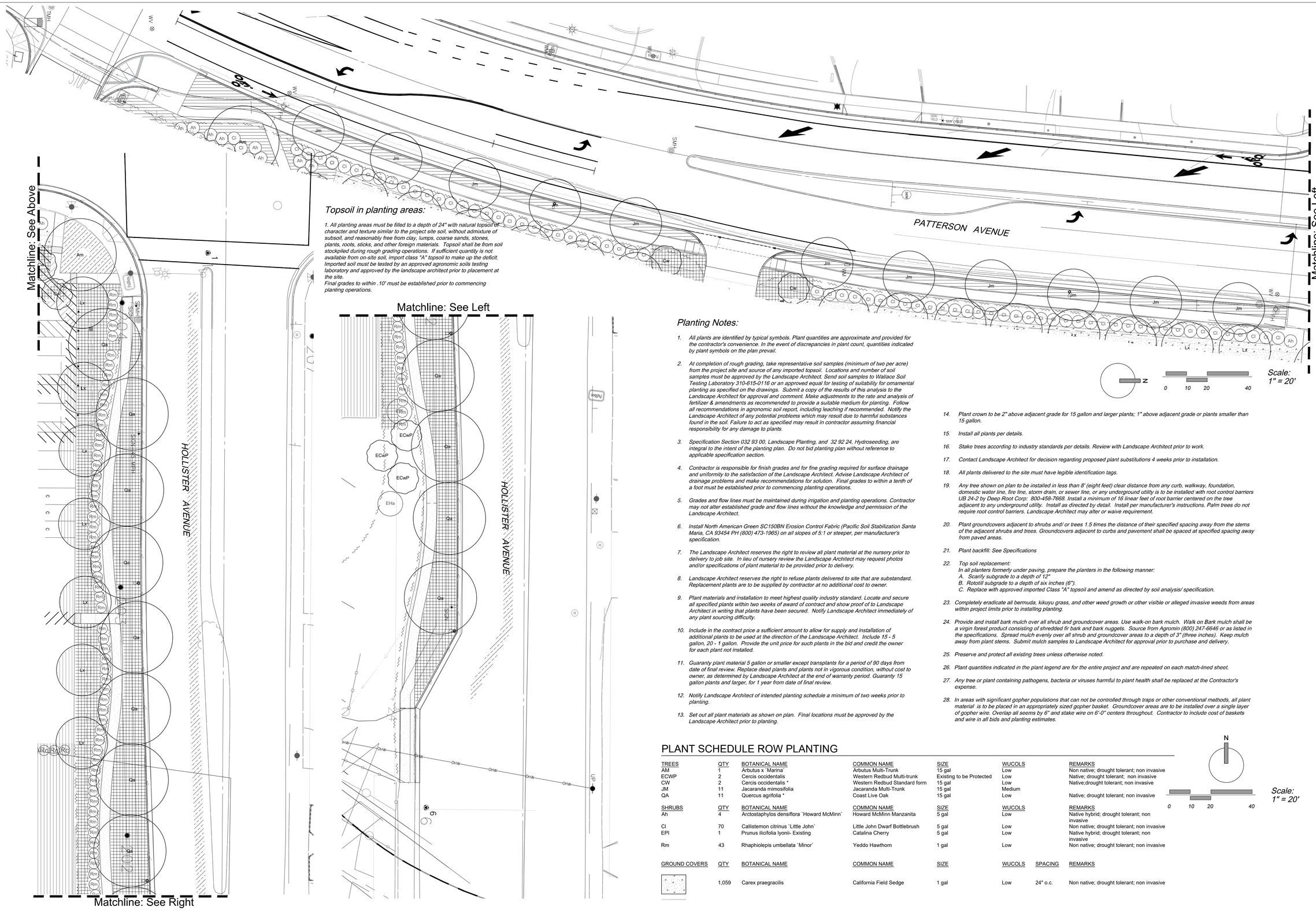

Topsoil in planting areas:

1. All planting areas must be filled to a depth of 24" with natural topsoil of character and texture similar to the project site soil, without admixture of subsoil, and reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials. Topsoil shall be from soil stockpiled during rough grading operations. If sufficient quantity is not available from on-site soil, import class "A" topsoil to make up the deficit. Imported soil must be tested by an approved agronomic soils testing laboratory and approved by the landscape architect prior to placement at the site.
Final grades to within .10' must be established prior to commencing planting operations.

Planting Notes:

1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
2. At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.
3. Specification Section 032 93 00, Landscape Planting, and 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.
4. Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.
5. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
6. Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1965) on all slopes of 5:1 or steeper, per manufacturer's specification.
7. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
8. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.
9. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
10. Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 15 - 5 gallon, 20 - 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.
11. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.
12. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.
13. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
14. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
15. Install all plants per details.
16. Stake trees according to industry standards per details. Review with Landscape Architect prior to work.
17. Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.
18. All plants delivered to the site must have legible identification tags.
19. Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp: 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.
20. Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.
21. Plant backfill: See Specifications
22. Top soil replacement:
    In all planters formerly under paving, prepare the planters in the following manner:
    A. Scarify subgrade to a depth of 12"
    B. Rototill subgrade to a depth of six inches (6").
    C. Replace with approved imported Class "A" topsoil and amend as directed by soil analysis/ specification.
23. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
24. Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.
25. Preserve and protect all existing trees unless otherwise noted.
26. Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.
27. Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.
28. In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Groundcover areas are to be installed over a single layer of gopher wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to include cost of baskets and wire in all bids and planting estimates.

PLANT SCHEDULE ROW PLANTING

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	REMARKS
AM	1	Arbutus x `Marina`	Arbutus Multi-Trunk	15 gal	Low	Non native; drought tolerant; non invasive
ECWP	2	Cercis occidentalis	Western Redbud Multi-trunk	Existing to be Protected	Low	Native; drought tolerant; non invasive
CW	2	Cercis occidentalis *	Western Redbud Standard form	15 gal	Low	Native;drought tolerant; non invasive
JM	11	Jacaranda mimosifolia	Jacaranda Multi-Trunk	15 gal	Medium	
QA	11	Quercus agrifolia *	Coast Live Oak	15 gal	Low	Native; drought tolerant; non invasive

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	REMARKS
Ah	4	Arctostaphylos densiflora `Howard McMinn`	Howard McMinn Manzanita	5 gal	Low	Native hybrid; drought tolerant; non invasive
Cl	70	Callistemon citrinus `Little John`	Little John Dwarf Bottlebrush	5 gal	Low	Non native; drought tolerant; non invasive
EPI	1	Prunus ilicifolia lyonii- Existing	Catalina Cherry	5 gal	Low	Native hybrid; drought tolerant; non invasive
Rm	43	Rhaphiolepis umbellata `Minor`	Yeddo Hawthorn	1 gal	Low	Non native; drought tolerant; non invasive

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	REMARKS
	1,059	Carex praegracilis	California Field Sedge	1 gal	Low	24" o.c.	Non native; drought tolerant; non invasive

N

Scale: 1" = 20'

0 10 20 40

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REGISTERED LANDSCAPE ARCHITECT
DEBRA K. TATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

HOLLIPAT AMENDMENT
334 S Patterson Ave
Goleta, CA 93111

PLANTING PLAN - ROW

Issue
October 2020

Date	Job Number
10.29 .2020	19.025
Drawn By	Checked by
JM	MD
Sheet -	of # -

LP-1

Drawing Name: \\ARCADIA\Projects\2019 Projects\19.025 HolliPat Amendment\19.025 Cad\19.025 In Progress\HolliPat Amendment\sheets\Construction Drawings\Planting Plan\LP-1 Planting Plan - ROW.dwg Plot date: 2021-10-25 3:25 PM

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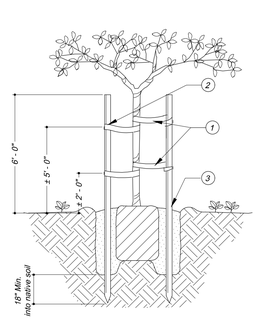
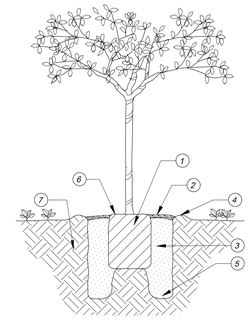


1. Two nylon reinforced ties: 1" Wide figure 8 "Super Tie 1" tree ties or approved equal. Adjust to allow for tree movement.
2. Attach to stake with galvanized roofing nail.
3. 2½" Diameter lodgepole. Drive 18" minimum into undisturbed subgrade outside rootball.

Notes :
1. Refer to planting detail for hole size, backfill, etc.
2. Modify installation as required for trees in public right of way.

5 TREE STAKING
Not to Scale



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

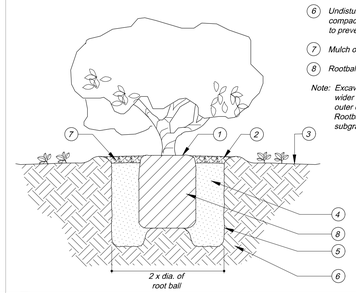
   15 gal trees: 3 holes at outer edge of rootball.

   24" box & 36" box trees: one hole at each corner and one in the center.

   Larger than 36" box trees: one hole at each corner, one each side, and one in the center (9 total).
6. Set rootball with crown 1" above finish grade.
7. Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.

Note: Where tree is installed in turf area, keep 2'-0" min. radius area clear of turf, as measured from the outside of the trunk. Radius size may be increased at Landscape Architect's discretion depending on box size of tree.

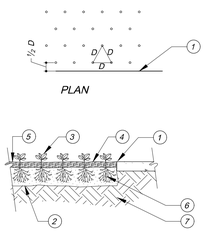
1 TREE PLANTING
Not to Scale



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

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

2 SHRUB PLANTING
Not to Scale



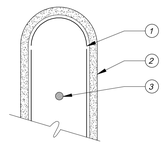
PLAN

SECTION

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

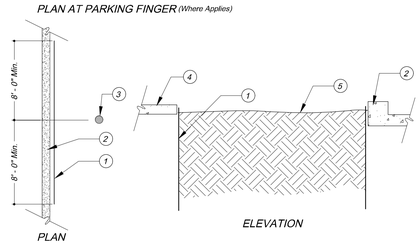
Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.

3 GROUNDCOVER PLANTING
Not to Scale



PLAN AT PARKING FINGER (Where Applies)

1. Deep Root UB 24-2: Top of root barrier to be ½" below adjacent pavement. Install flush to edge of pavement.
2. Curb
3. Tree trunk
4. Sidewalk
5. Finish grade 1" below top of root control barrier.



PLAN

ELEVATION

4 ROOT CONTROL BARRIER
Not to Scale

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Revisions

HOLLIPAT AMENDMENT
334 S Patterson Ave
Goleta, CA 93111

PLANTING DETAILS - ROW

Issue
October 29 2021

Date	Job Number
10.29.2021	19.025
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LP-2

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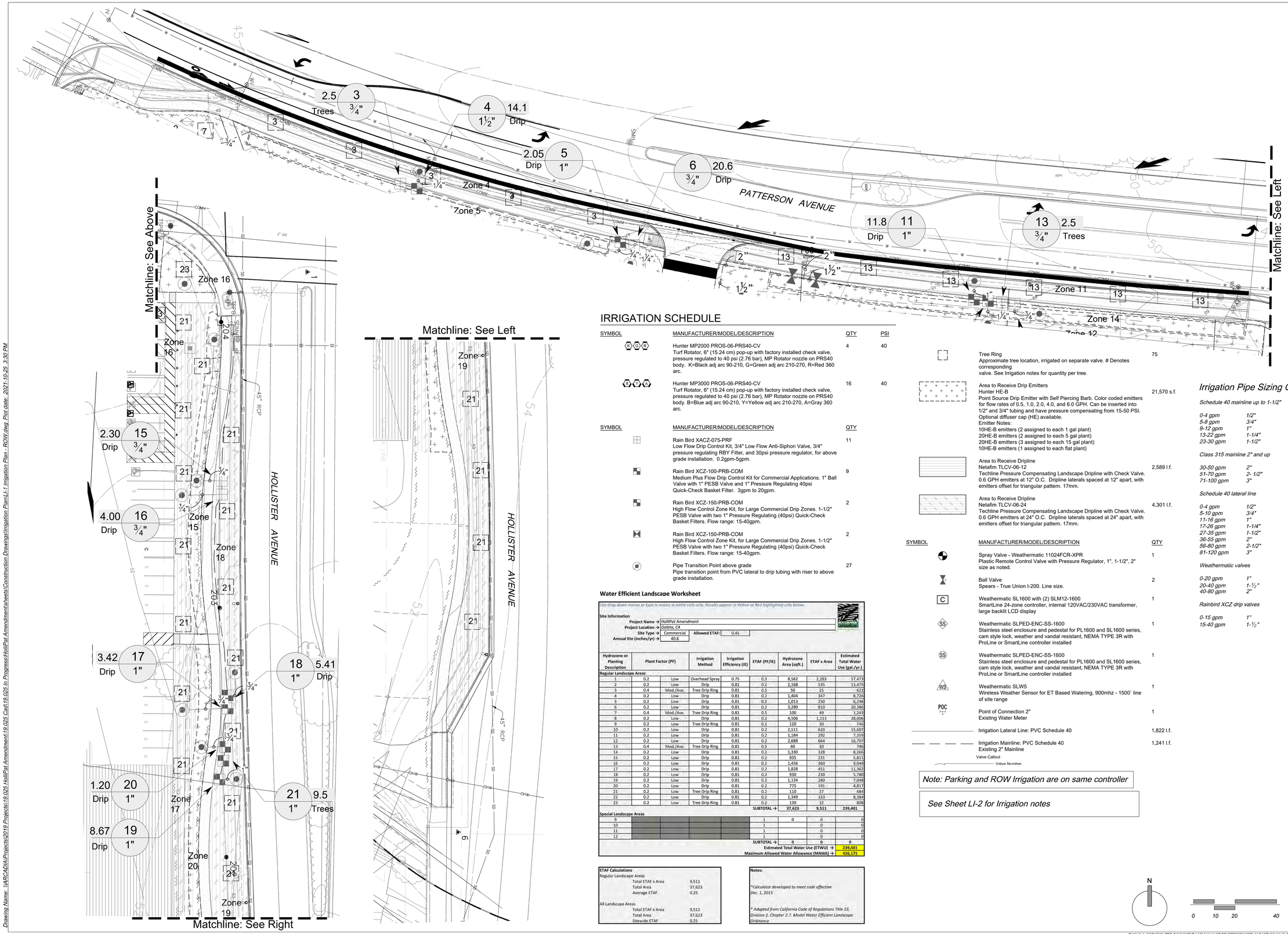
Drawing Name: \\ARCADIA\Projects\2019 Projects\19.025 HollPat Amendment\19.025 Cell\19.025 In Progress\HollPat Amendment\Sheets\Construction Drawings\Planting Plan\LP-2 Planting Details - ROW.dwg Plot date: 2021-10-29, 3:27 PM



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
K G R	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	4	40
B Y A	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	16	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XACZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2gpm-5gpm.	11
	Rain Bird XCZ-100-PRB-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	9
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	2
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	2
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	27

	Tree Ring Approximate tree location, irrigated on separate valve. # Denotes corresponding valve. See Irrigation notes for quantity per tree.	75
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available. Emitter Notes: 10HE-B emitters (2 assigned to each 1 gal plant) 20HE-B emitters (2 assigned to each 5 gal plant) 20HE-B emitters (3 assigned to each 15 gal plant) 10HE-B emitters (1 assigned to each flat plant)	21,570 s.f.
	Area to Receive Dripline Netafim TLCV-06-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	2,589 l.f.
	Area to Receive Dripline Netafim TLCV-06-24 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 24" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. 17mm.	4,301 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Spray Valve - Weathermatic 11024FCR-XPR Plastic Remote Control Valve with Pressure Regulator, 1", 1-1/2", 2" size as noted.	1
	Ball Valve Spears - True Union I-200. Line size.	2
C	Weathermatic SL1600 with (2) SLM12-1600 SmartLine 24-zone controller, internal 120VAC/230VAC transformer, large backlit LCD display	1
SS	Weathermatic SLPED-ENC-SS-1600 Stainless steel enclosure and pedestal for PL1600 and SL1600 series, cam style lock, weather and vandal resistant, NEMA TYPE 3R with ProLine or SmartLine controller installed	1
SS	Weathermatic SLPED-ENC-SS-1600 Stainless steel enclosure and pedestal for PL1600 and SL1600 series, cam style lock, weather and vandal resistant, NEMA TYPE 3R with ProLine or SmartLine controller installed	1
WS	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500` line of site range	1
POC	Point of Connection 2" Existing Water Meter	1
	Irrigation Lateral Line: PVC Schedule 40	1,822 l.f.
	Irrigation Mainline: PVC Schedule 40 Existing 2" Mainline	1,241 l.f.

Valve Callout

Valve Number

Note: Parking and ROW Irrigation are on same controller

See Sheet LI-2 for Irrigation notes

Irrigation Pipe Sizing Guidelines:

Schedule 40 mainline up to 1-1/2"

0-4 gpm	*1/2"*
5-8 gpm	*3/4"*
9-12 gpm	*1"*
13-22 gpm	*1-1/4"*
23-30 gpm	*1-1/2"*

Class 315 mainline 2" and up

30-50 gpm	*2"*
51-70 gpm	*2- 1/2"*
71-100 gpm	*3"*

Schedule 40 lateral line

0-4 gpm	*1/2"*
5-10 gpm	*3/4"*
11-16 gpm	*1"*
17-26 gpm	*1-1/4"*
27-35 gpm	*1-1/2"*
36-55 gpm	*2"*
56-80 gpm	*2-1/2"*
81-120 gpm	*3"*

Weathermatic valves

0-20 gpm	*1"*
20-40 gpm	*1-½"*
40-80 gpm	*2"*

Rainbird XCZ drip valves

0-15 gpm	*1"*
15-40 gpm	*1-½"*

Water Efficient Landscape Worksheet

Use drop down minus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Project Name →	*HollilPat Amendment*		
Project Location →	*Goleta, CA*		
Site Type →	Commercial	Allowed ETAF:	0.45
Annual Eto (inches/yr) →	40.6		

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.2	Low	Overhead Spray	0.75	0.3	8,562	2,283	57,473
2	0.2	Low	Drip	0.81	0.2	2,168	535	13,475
3	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	50	25	622
4	0.2	Low	Drip	0.81	0.2	1,404	347	8,726
5	0.2	Low	Drip	0.81	0.2	1,013	250	6,296
6	0.2	Low	Drip	0.81	0.2	3,280	810	20,386
7	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	100	49	1,243
8	0.2	Low	Drip	0.81	0.2	4,506	1,113	28,006
9	0.2	Low	Tree Drip Ring	0.81	0.2	120	30	746
10	0.2	Low	Drip	0.81	0.2	2,511	620	15,607
11	0.2	Low	Drip	0.81	0.2	1,184	292	7,359
12	0.2	Low	Drip	0.81	0.2	2,688	664	16,707
13	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	60	30	746
14	0.2	Low	Drip	0.81	0.2	1,330	328	8,266
15	0.2	Low	Drip	0.81	0.2	935	231	5,811
16	0.2	Low	Drip	0.81	0.2	1,456	360	9,049
17	0.2	Low	Drip	0.81	0.2	1,828	451	11,362
18	0.2	Low	Drip	0.81	0.2	930	230	5,780
19	0.2	Low	Drip	0.81	0.2	1,134	280	7,048
20	0.2	Low	Drip	0.81	0.2	775	191	4,817
21	0.2	Low	Tree Drip Ring	0.81	0.2	110	27	684
22	0.2	Low	Drip	0.81	0.2	1,349	333	8,384
23	0.2	Low	Tree Drip Ring	0.81	0.2	130	32	808
					SUBTOTAL →	**37,623**	**9,511**	**239,401**
Special Landscape Areas								
9					1	0	0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	**0**	**0**	**0**
					Estimated Total Water Use (ETWU) →			**239,401**
					Maximum Allowed Water Allowance (MAWA) →			**426,171**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	9,511
Total Area	37,623
Average ETAF	0.25
All Landscape Areas	
Total ETAF x Area	9,511
Total Area	37,623
Sitewide ETAF	0.25

Notes:

**Calculator developed to meet code effective Dec. 1, 2015*

** Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance*

N

0 10 20 40

Scale:
1" = 20'

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No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

HOLLIPAT AMENDMENT

334 S Patterson Ave
Goleta, CA 93111
Address 3

IRRIGATION PLAN - ROW

Issue
October 29, 2021

Date 10.29.2021	Job Number 19.025
Drawn By JM	Checked by MD
Sheet -	of # -

LI-1

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Drawing Name: \\ARCADIA\Projects\2019 Projects\19.025 HollPat Amendment\19.025 Cad\19.025 In Progress\HollPat Amendment\Sheets\Construction Drawings\Irrigation Plan\LI-1 Irrigation Plan - ROW.dwg, Plot date: 2021.10.25, 3:30 PM.

Irrigation Notes:

1. See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
2. Point of connection is at the approximate location shown on plan.
3. Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. I Group valves in valve boxes; 2-4 valves per box where possible. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
5. **All irrigation emission devices shall meet the criteria as set forth in MWELO Section 492.7(a)(i)(M).** Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
6. **Install pressure regulating devices where necessary to ensure that the dynamic pressure at each emission device is withing manufacturer's recommended pressure range for optimal performance per MWELO Section 492.7(a)(1)(C).**
7. Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
8. All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.
9. Locate irrigation controller at approximate location shown on plan. 110-v j-box by others. Obtain Landscape Architect's approval of location before installing.
10. Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.
11. Install flush end valves at the ends of all ¾" polyethylene drip tubing in round valve boxes with gravel fill.
12. Install irrigation lines at the following minimum depths:

Schedule 40 and class 315 PVC mainline:	18" minimum cover
Schedule 40 PVC lateral line:	12" minimum cover
¾" polyethylene drip tubing:	place on grade with stakes @ 6' O.C.
¼" polyethylene micro-tubing:	place on grade

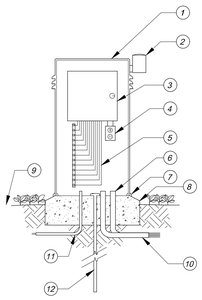
**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.

13. Emitter layout:

1 gallon plant:	2- 1 GPH (Hunter 10HE-B) emitters per plant
5 gallon plant:	2- 2 GPH (Hunter 20HE-B) emitters per plant
15 gallon plant:	3- 2GPH (Hunter 20HE-B) emitters per plant
24" box tree:	3- 6GPH (Hunter 60HE-B) emitters per plant

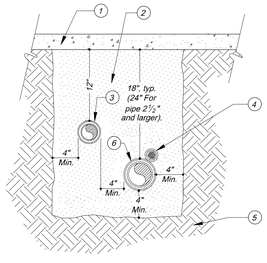
Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.

14. In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
13. Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include 50 linear feet of lateral line,100 linear feet of mainline,10 additional spray heads and bodies, and 10 additional bubbler heads and bodies. Provide the unit price for such irrigation equipment in the bid and credit the owner for each piece of equipment not installed.
14. Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used.
15. In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
16. Use variable arc nozzles and / or pressure compensating screens as necessary to prevent overspray in areas where standard nozzles would not be efficient.
17. Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
18. Install and adjust all spray and bubbler heads to prevent water contact with all built elements.
19. Adjust all spray and bubbler heads to prevent overspray onto paved areas.
20. Install sprinklers on a 12" pop-up body in shrub areas, on a 12" pop-up body in no-mow turf areas such as Carex species, and on a 4" pop-up body in planters directly adjacent to parking spaces.
21. Install check valves at the low end of all irrigation lines to prevent low head drainage.
22. A 'Certificate of Completion' in accordance with MWELOsection 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project.



1. Stainless steel vandal proof enclosure.
2. Rain / freeze shut-off device.
3. Irrigation controller.
4. GFI type receptacle with on-off switch.
5. Terminal strip and control wires.
6. 1" PVC electrical sweep for flow sensor wires
7. Epoxy sealant.
8. Concrete pad per manufacturer's specifications.
9. Finish grade 3" below concrete pad.
10. 3" PVC electrical sweep for 120 volt power wires.
11. Conduit sweep for electric service.
12. ⅝" x 96" Copper ground rod. Connect as per manufacturer's specifications.

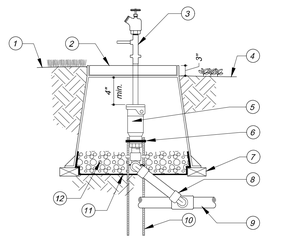
9 CONTROLLER IN ENCLOSURE
Not to Scale



1. Paving.
2. Sand backfill compacted to the density of the existing soil.
3. Lateral line in Sch. 40 sleeve.
4. Control wires in Sch. 40 sleeve. Tape to mainline @ 4' O.C.
5. Undisturbed soil.
6. Mainline in Sch. 40 sleeve.

Note: PVC sleeves to be 2x the diameter of the pipe or wire bundle carried.

5 PIPE / WIRE SLEEVE INSTALLATION UNDER PAVING
Not to Scale

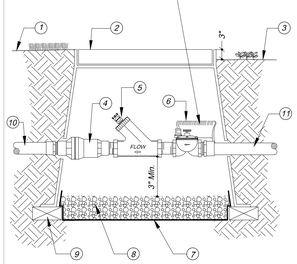


1. Finish grade in turf areas.
2. Rigid plastic round valve box with bolt down cover. Use stainless bolt, nut and washer. Heat brand "QCV" onto lid.
3. Quick coupler key with male hose bib. Connection as shown: key must clear valve box.
4. Finish grade in shrub areas.
5. Quick coupler valve.
6. Stainless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

Note: Use Teflon tape on all threaded fittings, typical.

1 QUICK COUPLER VALVE
Not to Scale

Note: Coil excess wire neatly to the satisfaction of the LandscapeArchitect . Wire tangles are not acceptable.



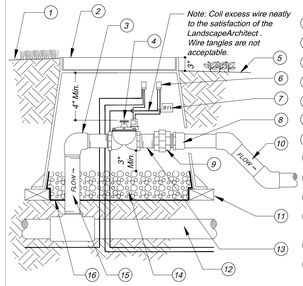
1. Finish grade, turf areas.
2. Plastic rectangular 'jumbo' valve box with bolt down cover, use stainless bolt, nut, and washer. Box to be placed at right angle to hardscape edge. Heat brand "RCV" and control station # onto LID.
3. Finish grade in shrub areas
4. Pressure regulator.
5. Wye filter.
6. Remote control valve. See legend for specification.
7. Non-woven filter fabric.
8. Pea gravel, 3" deep.
9. Brick supports.
10. Lateral line to drip system.
11. Mainline.

Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
2. Install valve box extensions as required to achieve proper valve installation at mainline depth.
3. Use Teflon tape on all threaded fittings, typical.

6 DRIP VALVE ASSEMBLY
Not to Scale

Notes:
1. Install control valves a minimum of one foot apart. Provide expansion coils on control wires, 15 wraps around ¾" PVC pipe.
2. Use Teflon tape on all threaded fittings, typ.

Note: Coil excess wire neatly to the satisfaction of the LandscapeArchitect . Wire tangles are not acceptable.

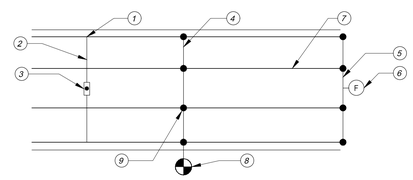


1. Finish grade in turf areas.
2. Rigid plastic rectangular valve box with bolt down cover, use stainless bolt, nut, and washer. Place box at right angle to edge of pavement. Heat brand "RVC" onto lid and valve number.
3. Sch. 80 SXT PVC ell.
4. Remote control valve.
5. Finish grade, shrub areas.
6. Water proof wire connectors.
7. Valve ID tags.
8. PVC Sch. 80 PVC male adapter.
9. Sch. 80 PVC Union.
10. Lateral line.
11. Brick supports.
12. Mainline.
13. Sch. 80 PVC nipple, typ. RCV size x 3" max.
14. Pea gravel, 3" deep.
15. Sch. 80 PVC nipple threaded or t.o.e. length as required.
16. Non-woven filter fabric.

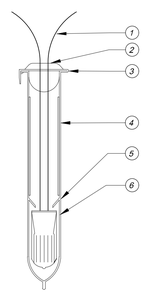
2 REMOTE CONTROL VALVE
Not to Scale

1. Dripline blank lateral DL 2000 poly connection fittings to dripline laterals.
2. Dripline blank lateral.
3. Air/vacuum relief valve.
4. Lateral line
5. PVC header, min. ¾" size.
6. Flush valve.
7. Dura-Pol polyethylene tubing in rows 14" to 16" O.C. on level ground.
8. Irrigation key.
9. Connection to PVC lateral.

Notes:
1. Install drip flush valve per detail at the end of each tubing section per plan.
2. Install air relief valves per detail at high points of each tubing section per plan.
3. Run air/vacuum relief blank tubing lateral along high point of mound or berm.
4. Attach all in-line drip tubing to blank lateral. More than two relief valves may need to be installed per section.



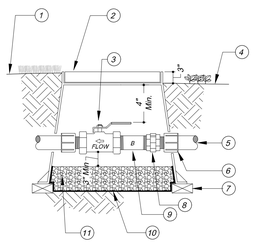
7 DRIPLINE CONNECTION
Not to Scale



1. Low voltage wires, 3 maximum
2. Wires pass through grooves in tube lid to allow lid to close.
3. Close tube lid after wire is inserted into tube.
4. Poly tube pre-filled with waterproof gel.
5. Lock tabs prevent wire removal once connector is inserted.
6. Scotchlok Electrical Spring connector. Wires shall be pre-stripped of ½" of the insulation prior to insertion into the connector. Twist connector onto wires to seat firmly.

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

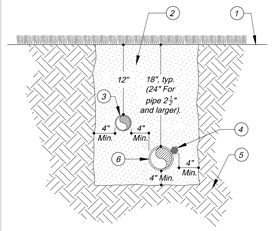
3 WIRE CONNECTION
Not to Scale



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

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

8 BALL OR GATE VALVE
Not to Scale



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

4 PIPE INSTALLATION UNDER LANDSCAPE
Not to Scale

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No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

HOLLIPAT AMENDMENT
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Goleta, CA 93111

IRRIGATION DETAILS - ROW

Issue
October 29, 2021

Date 10.29.2021	Job Number 19.025
Drawn By JM	Checked by MD
Sheet -	of -

LI-2

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Drawing Name: \\ARCADIA\Projects\2019 Projects\19.025 Holl\Pat Amendment\19.025 Cwd\19.025 In Progress\HollPat Amendment\Sheets\Construction Drawings\Irrigation Plans\LI-2 Irrigation Details - ROW.dwg Plot date: 2021-10-28 3:41 PM