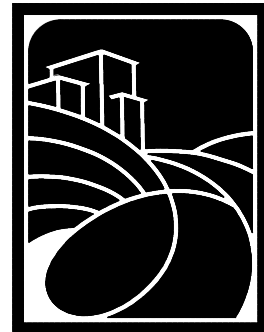


RESIDENTIAL APARTMENTS

6737 SUENO ROAD

GOLETA, CA 93117



ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

• O N d e s i g n L L C •
• P.O. BOX 598 • Santa Barbara • California • 93102 •

RESIDENTIAL APARTMENTS

6737 SUENO ROAD
GOLETA, CA 93117

TITLE SHEET

Revisions

Project Manager
KN
Drawn By

Scale
VARIES
Print Date

T-1.1

CONTACT INFORMATION	
OWNER:	MISSION ISLA VISTA PARTNERS, LP 831 CLIFF DRIVE SUITE 100 SANTA BARBARA, CA 93109 PHONE: 805-456-5910
ARCHITECT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: KEITH NOLAN PHONE: (805) 896-8374 EMAIL: KNolan@architects-ca.com
AGENT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: LONNIE ROY PHONE: (805) 896-7896 EMAIL: lroy@architects-ca.com
LANDSCAPE ARCHITECT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: LONNIE ROY PHONE: (805) 896-7896 EMAIL: lroy@architects-ca.com
GEOTECHNICAL ENGINEER:	BEACON GEOTECHNICAL, INC. P.O. BOX 4814 PASO ROBLES, CALIFORNIA 93447 PHONE: 805-239-9457 EMAIL: BEACONGEOTECHNICAL@GMAIL.COM
SURVEYOR:	GROMATICI LAND SURVEYING, INC P.O. BOX 650 LOS OLIVOS, CA 93441 ATT: ERIC ACKERMAN PHONE: 805-691-9112 EMAIL: EACKERMAN@GROMATICI.COM
CIVIL ENGINEER:	RRM DESIGN GROUP 10 E FIGUEROA ST, STE 200 SANTA BARBARA, CA 93101 PHONE: (805) 963-6283
CODE REQUIREMENT:	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 2022 CALIFORNIA BUILDING CODE (C.B.C.) 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.) CALIFORNIA ADMINISTRATIVE CODE 2022 (TITLES 24 & 25) 2022 CALIFORNIA MECHANICAL CODE (2022 C.M.C.) 2022 CALIFORNIA PLUMBING CODE (2022 C.P.C.) 2022 CALIFORNIA ELECTRICAL CODE (2022 C.E.C.) CITY ORDINANCES FEDERAL OSHA COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA ADMINISTRATIVE CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA REFERENCED STANDARDS CODE	

PROJECT STATISTICS			
<u>EXISTING</u>	<u>NET</u>	<u>GROSS</u>	
<u>SINGLE FAMILY HOME</u>			
1ST FLOOR	925 SF	1,005 SF	
2ND FLOOR	670 SF	615 SF	
TOTAL	1,595 SF	1,620 SF	
<u>GARAGE</u>			
1ST FLOOR	410 SF	455 SF	
TOTAL EXISTING	2,005 SF	2,075 SF	
<u>DEMOLITION</u>	<u>NET</u>	<u>GROSS</u>	
<u>SINGLE FAMILY HOME</u>			
1ST FLOOR	925 SF	1,005 SF	
2ND FLOOR	670 SF	615 SF	
TOTAL	1,595 SF	1,620 SF	
<u>GARAGE</u>			
1ST FLOOR	410 SF	455 SF	
TOTAL DEMOLITION	2,005 SF	2,075 SF	
NOTE: THE SITE HAS NUMEROUS SHEDS AND SHIPPING CONTAINERS NOT ON PERMANENT FOUNDATIONS THAT ARE ALSO PROPOSED FOR REMOVAL.			
<u>PROPOSED</u>	<u>NET</u>	<u>GROSS</u>	
<u>BUILDING 1</u>			
1ST FLOOR	2,018 SF	2,525 SF	
2ND FLOOR	2,042 SF	2,525 SF	
3RD FLOOR	2,010 SF	2,525 SF	
TOTAL	6,070 SF	7,575 SF	
<u>BUILDING 2</u>			
1ST FLOOR	1,000 SF	1,258 SF	
2ND FLOOR	1,008 SF	1,258 SF	
3RD FLOOR	1,008 SF	1,258 SF	
TOTAL	3,016 SF	3,774 SF	
<u>BUILDING 3</u>			
1ST FLOOR	2,016 SF	2,496 SF	
2ND FLOOR	2,016 SF	2,496 SF	
3RD FLOOR	1,975 SF	2,085 SF	
TOTAL	6,007 SF	7,087 SF	
TOTAL PROPOSED	15,093 SF	18,436 SF	
DENSITY			
<u>BASE DENSITY</u>			
18 UNITS PER GROSS ACRE	11 UNITS (18 X 0.65 ACRES)		
<u>STATE DENSITY BONUS</u>			
15% VERY LOW = 50% BONUS	6 BONUS UNITS 2 VERY LOW INCOME RESTRICTED UNITS REQUIRED		
TOTAL BASE + DENSITY UNITS ALLOWED: 17 UNITS			

PARKING	
REQUIRED	APPLICANT REQUESTS TO USE STATE DENSITY BONUS PARKING REQUIREMENTS 1.5 SPACES PER 2-BEDROOM & 3-BEDROOM UNIT 13 3-BEDROOM UNITS = 19.5 SPACES 3 2-BEDROOM UNITS = 4.5 SPACES TOTAL = 24 SPACES
PROVIDED	24 SPACES
BICYCLE PARKING	
REQUIRED	1 UNENCLOSED & 1 ENCLOSED PER BEDROOM 45 BEDROOMS = 45 UNENCLOSED & 45 ENCLOSED REQUIRED
PROVIDED	TWO STACKED BIKE LOCKERS: 48 LOCKERS BIKE RACKS: 52 BIKE RACKS
DEVELOPMENT STANDARDS	
<u>ALLOWED BUILDING HEIGHT</u> (STATE DENSITY BONUS CONCESSION UTILIZED)	
MAXIMUM BUILDING HEIGHT	25' FT
PROPOSED MAX BUILDING HEIGHT	36.56' FT FROM EX GRADE
<u>REQUIRED SETBACKS</u> (STATE DENSITY BONUS CONCESSION UTILIZED)	
FRONT	50 FT FROM STREET CENTERLINE 20 FT FROM STREET R.O.W.
FRONT PROPOSED	12'-7" FT FROM STREET R.O.W.
SIDE	10% LOT WIDTH, NOT LESS THAN 5' (12'-9")
SIDE PROPOSED	8'-6" WEST SIDE SETBACK & 12'-3" EAST SIDE SETBACK
REAR	25 FT
REAR PROPOSED	10 FT
<u>LANDSCAPING</u>	
REQUIRED	15% NET LOT AREA = 3,815 SF
PROVIDED	5,359 SF (21.1%)
<u>BEDROOM DENSITY</u>	
MAXIMUM	1 BEDROOM FOR EACH 2,500 SF NET LOT AREA (25,430 / 2,500 = 10 BEDROOMS MAXIMUM)
PROPOSED	45 BEDROOMS (STATE DENSITY BONUS CONCESSION UTILIZED)

PROJECT INFORMATION	
APN	075-092-009
PROJECT ADDRESS:	6737 SUENO ROAD GOLETA, CA 93117
EXISTING ZONING:	SR-M-18
PROPOSED ZONING:	SR-M-18
EXISTING GP LAND USE:	RES-18.0
PROPOSED GP LAND USE:	RES-18.0
GROSS LOT SIZE:	28,608 SF / 0.65 ACRES
NET LOT SIZE:	25,430 SF / 0.58 ACRES
CONST TYPE:	V-B
HIGH FIRE:	NO
OCCUPANCY:	R-2, B
SOLID WASTE CALCULATION	
MARBORG INDUSTRIES WILL SERVE THE PROJECT DURING AND POST CONSTRUCTION. (2) 4-YARD DUMPSTERS ARE PROPOSED. BOTH 4-YARD DUMPSTERS WILL BE SERVICED AT LEAST 2x PER WEEK. THIS IS REQUIRED PER COUNTY CODE CHAPTER 17-7.	
FIRE SPRINKLER NOTE	
THE PROPOSED BUILDINGS SHALL HAVE A NFPA 13R SPRINKLER SYSTEM THAT WILL BE UNDER SEPARATE PERMIT.	
PUBLIC WORKS NOTE	
ANY WORK IN THE RIGHT-OF-WAY SHALL BE UNDER SEPARATE PUBLIC WORKS PERMIT.	
INCLUSIONARY UNITS	
REQUIRED: 25% OF TOTAL UNITS = 4 UNITS, MODERATE INCOME PROPOSED: 2 MODERATE INCOME, 2 VERY LOW INCOME (STATE DENSITY BONUS)	
VICINITY MAP	

SHEET INDEX	
T-1.1 C1 (OFFSITE) C2 (OFFSITE) C3 (OFFSITE) C4 (OFFSITE) C4.1 (OFFSITE) C1 (ONSITE) C2 C3 C4 C5 C6 A-1.0 A-1.1 A-1.2 ALT 1-1 ALT 1-2 ALT 1-3 ALT 1-4 ALT 1-5 ALT 1-6 ALT 1-7 L-1 L-2	TITLE SHEET PRELIMINARY OFF-SITE TITLE SHEET PRELIMINARY STREET IMPROVEMENT PLAN PRELIMINARY STREET UTILITY PLAN PRELIMINARY DETAILS PRELIMINARY DETAILS PRELIMINARY GRADING AND DRAINAGE PLAN PRELIMINARY UTILITY PLAN PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN PRELIMINARY DETAILS RAINSTORE3 DETAILS EXISTING/DEMO PLAN PROPOSED SITE PLAN DETAILS AND SPECIFICATIONS FLOOR PLAN LEVEL 1 & 2 FLOOR PLAN LEVEL 3 & ROOF EXTERIOR ELEVATIONS - FULL SITE EXTERIOR ELEVATIONS PERSPECTIVES PERSPECTIVES VIGNETTES PRELIMINARY LANDSCAPE PLAN PLANT MATERIAL PHOTOS
PROJECT DESCRIPTION	
THE EXISTING SITE IS DEVELOPED WITH AN OWNER OCCUPIED SINGLE FAMILY HOME, 2-CAR GARAGE, AND NUMEROUS SHEDS/SHIPPING CONTAINERS. ALL EXISTING IMPROVEMENTS AND STRUCTURES ARE PROPOSED FOR REMOVAL. THE SITE IS PROPOSED TO BE REDEVELOPED TO AN APARTMENT COMPLEX WITH THREE THREE-STORY APARTMENT BUILDINGS. A TOTAL OF 16 APARTMENT UNITS ARE PROPOSED. 13 UNITS WILL BE 3-BEDROOM UNITS AND 3 WILL BE 2-BEDROOM UNITS. A MANAGEMENT OFFICE IS ALSO PROPOSED. THE REMAINDER OF THE SITE IS PROPOSED TO BE DEVELOPED WITH PARKING, BIKE PARKING, CIRCULATION PATHS, AND LANDSCAPE. THE PROJECT IS BEING PROPOSED PURSUANT TO SB330 AND STATE DENSITY BONUS. THE PROJECT PROPOSES 15% OF THE UNITS BE RESTRICTED TO VERY LOW INCOME, WHICH PERMITS A 50% DENSITY BONUS AND THREE CONCESSIONS. AT THIS TIME, THE THREE REQUESTED CONCESSIONS ARE HEIGHT, SETBACKS, AND BEDROOM DENSITY. THE AMOUNT OF REQUIRED PARKING IS BEING PROPOSED PER STATE DENSITY BONUS STANDARDS. 2 UNITS ARE PROPOSED TO BE RESTRICTED TO VERY LOW INCOME AND 2 UNITS ARE PROPOSED TO BE RESTRICTED TO MODERATE INCOME.	
STATE DENSITY BONUS CONCESSIONS	
CONCESSION 1	SETBACKS
CONCESSION 2	BEDROOM DENSITY
CONCESSION 2	HEIGHT

6737 SUENO ROAD APARTMENTS
OFFSITE IMPROVEMENTS

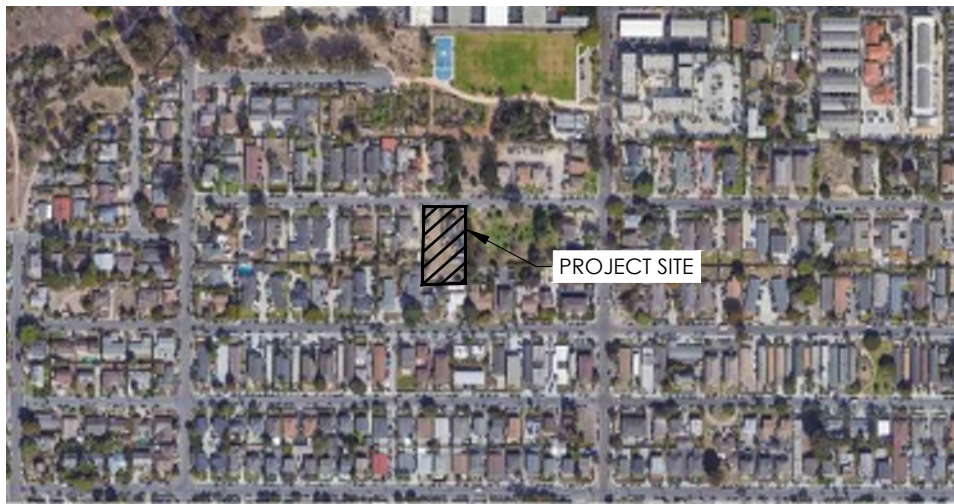
6737 SUENO ROAD
GOLETA, CA 93110
APN: 075-092-009

PROJECT DESCRIPTION

PROPOSED IMPROVEMENTS TO SUENO ROAD OFFSITE OF 6737 SUENO ROAD.
PROPOSED IMPROVEMENTS INCLUDE A NEW SIDEWALK, DRIVEWAY, CURB RAMPS,
AND UTILITY CONNECTIONS LOCATED WITHIN THE SUENO ROAD RIGHT-OF-WAY.

VICINITY MAP

SCALE: N.T.S.



SHEET INDEX

C1	TITLE SHEET
C2	STREET IMPROVEMENT PLAN
C3	STREET UTILITY PLAN
C4-C4.1	DETAILS

ABBREVIATIONS

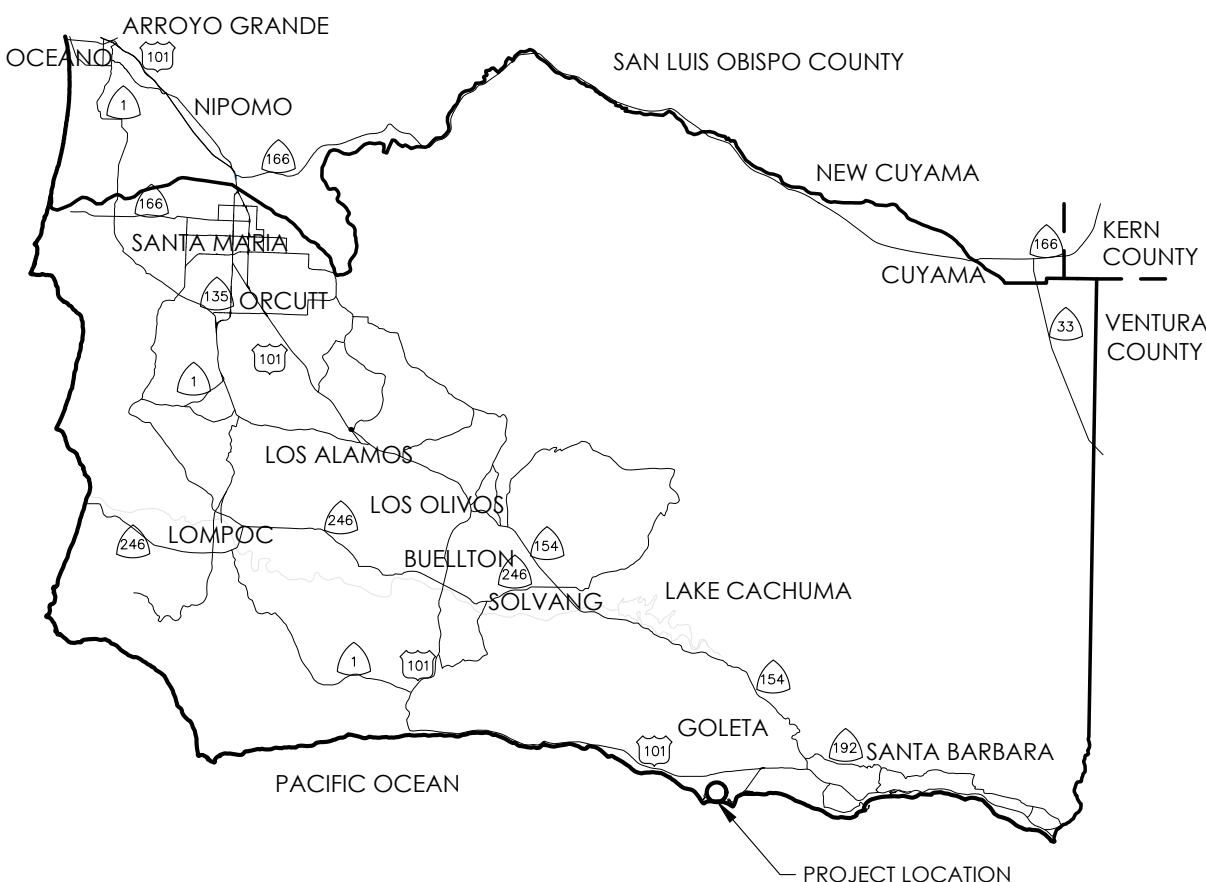
AC	ASPHALT CONCRETE	LP	LOW POINT
BW	BACK OF WALKWAY	N.T.S.	NOT TO SCALE
C	CHAIN LINK FENCE	PP	POWER POLE
CLF	CLEANOUT	RM	TOP OF STRUCTURE
CO	DOWN SPOUT	S	SEWER
DS	ELECTRICAL	SD	STORM DRAIN
E	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EP	FINISHED FLOOR	SL	SEWER LATERAL
FF	FINISHED GRADE	SMH	SEWER MANHOLE
FG	FIRE HYDRANT	STBK	SETBACK
FH	FLOW LINE	TC	TOP OF CURB
FL	FINISHED SURFACE	TF	TOP OF FOOTING
FS	FIRE WATER	TG	TOP OF GRATE
FW	GAS	TP	TOP OF PIPE
G	GARAGE FINISHED FLOOR	TW	TOP OF WALL
GFF	GAS METER	U	DRY UTILITIES
GM	HIGH POINT	W	WATER
HP	INVERT	WM	WATER METER
INV		WV	WATER VALVE

LEGEND

---	PROPERTY LINE
--- S ---	EXISTING SEWER LINE
--- W ---	EXISTING WATER LINE
--- SS ---	PROPOSED SEWER LINE
--- SD ---	PROPOSED STORM DRAIN
--- W ---	PROPOSED WATER LINE
--- FW ---	PROPOSED FIRE WATER LINE
--- 7.60 ---	EXISTING CONTOUR
--- 7.60 ---	PROPOSED CONTOUR
---	SAWCUT
[Pattern]	EXISTING AC PAVEMENT
[Pattern]	PROPOSED AC PAVEMENT
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED PERMEABLE CONCRETE
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED PAVERS
[Pattern]	PROPOSED SYNTHETIC TURF
[Pattern]	SIGHT TRIANGLES
[Pattern]	PROPOSED WOOD FENCE
[Symbol]	PROPOSED BACKFLOW PREVENTER
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED GATE VALVE

AREA MAP

SCALE: N.T.S.

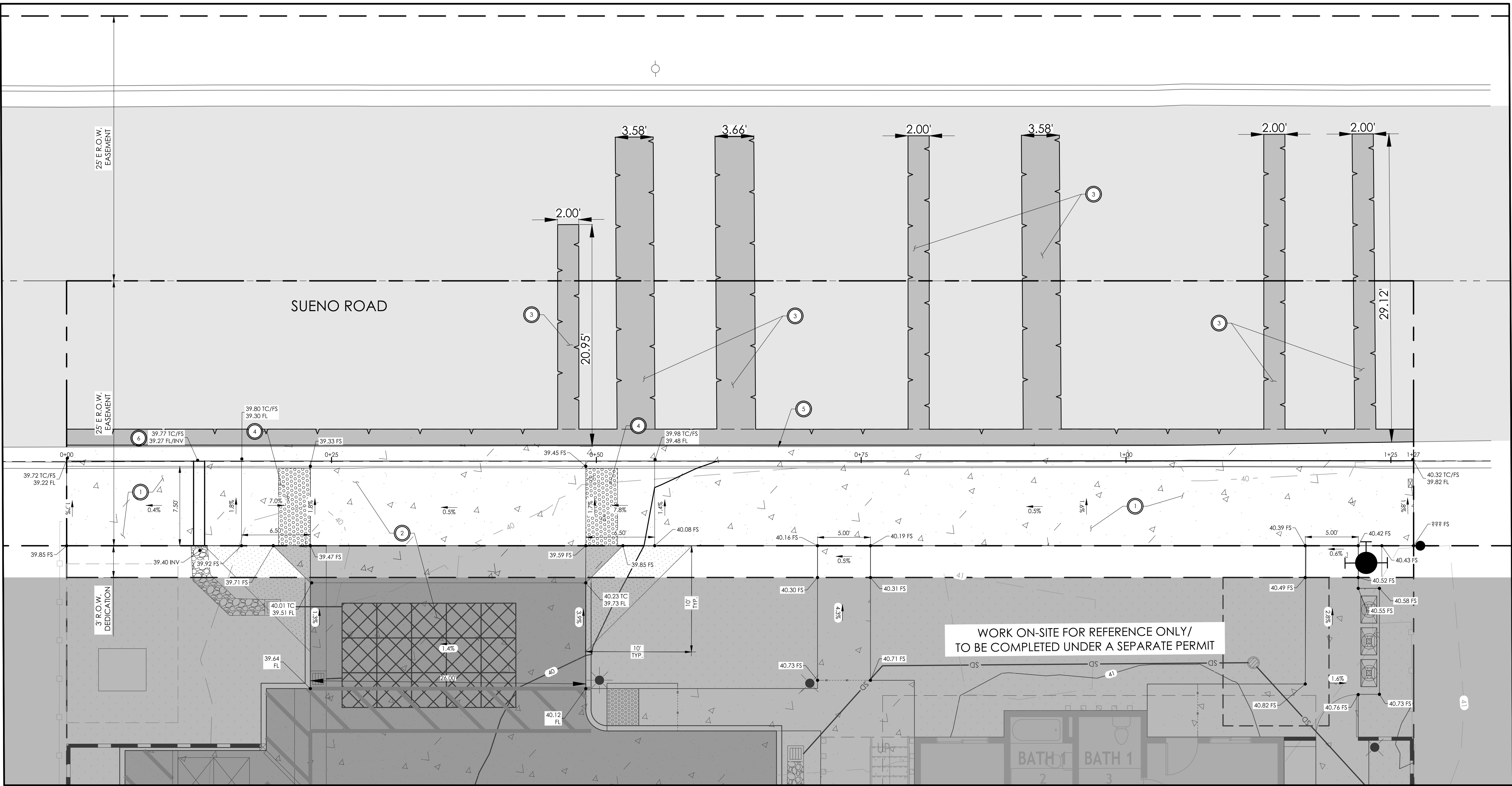


TOPOGRAPHIC INFORMATION

- SURVEY PREPARED BY: GROMATICI LAND SURVEYING, INC.
2432 RAILWAY AVE. SUITES I & J
LOS OLIVOS, CA 93441
PH: 805.691.9112
- DATE: MARCH 2023
- THIS SURVEY WAS PERFORMED ON MARCH 27 & 28, 2023 AT THE REQUEST OF LONNIE ROY AT A SCALE OF 1"= 10' WITH A 1 FOOT CONTOUR INTERVAL.
 - NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.
 - BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS CSS 83 [2017.50] BASED ON STATIC TIES TO CORS STATION COPR AS DETERMINED BY RECORD OF SURVEY FILED IN BOOK 212, PAGE 48 ET SEQ. OF RECORDS OF SURVEYS.
 - LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 470 AS LISTED HEREON HAVING AN ELEVATION OF 39.49'.
 - VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 BASED ON STATIC TIES TO CORS STATION COPR USING A PUBLISHED ELEVATION OF 45.41' AS DETERMINED BY RECORD OF SURVEY FILED IN BOOK 212, PAGE 48 ET SEQ. OF RECORDS OF SURVEYS.
 - ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

GEOTECHNICAL INFORMATION

- REPORT PREPARED BY: BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
- REPORT NUMBER: F-103097
- DATE: SEPTEMBER 16, 2022

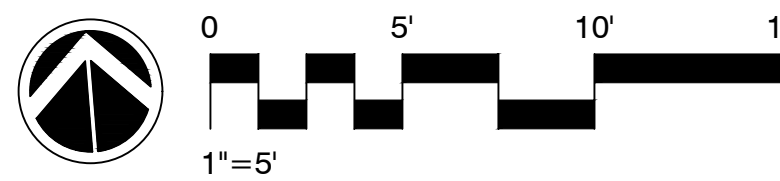


LEGEND

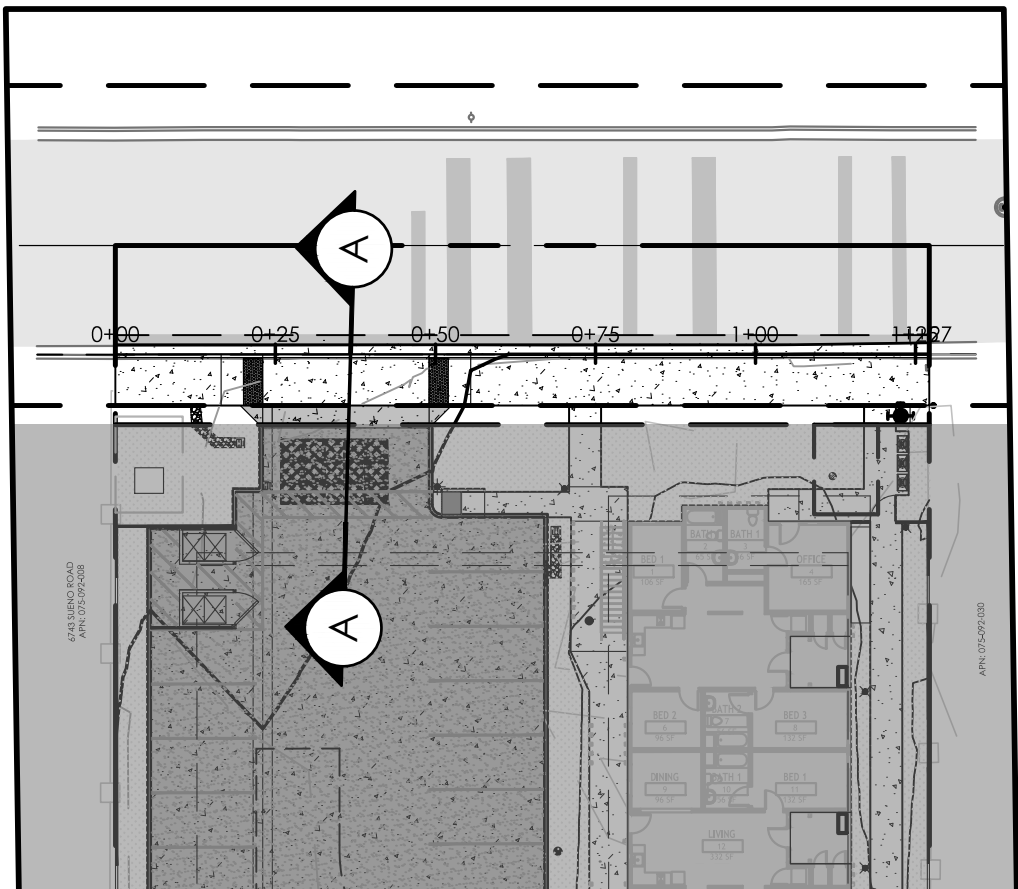
- PROPERTY LINE
- SD PROPOSED STORM DRAIN
- 7.60 EXISTING CONTOUR
- 7.60 PROPOSED CONTOUR
- SAWCUT
- EXISTING AC PAVEMENT
- PROPOSED AC PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERMEABLE CONCRETE
- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED SYNTHETIC TURF
- SIGHT TRIANGLE
- PROPOSED WOOD FENCE
- PROPOSED FIRE HYDRANT

CONSTRUCTION NOTES

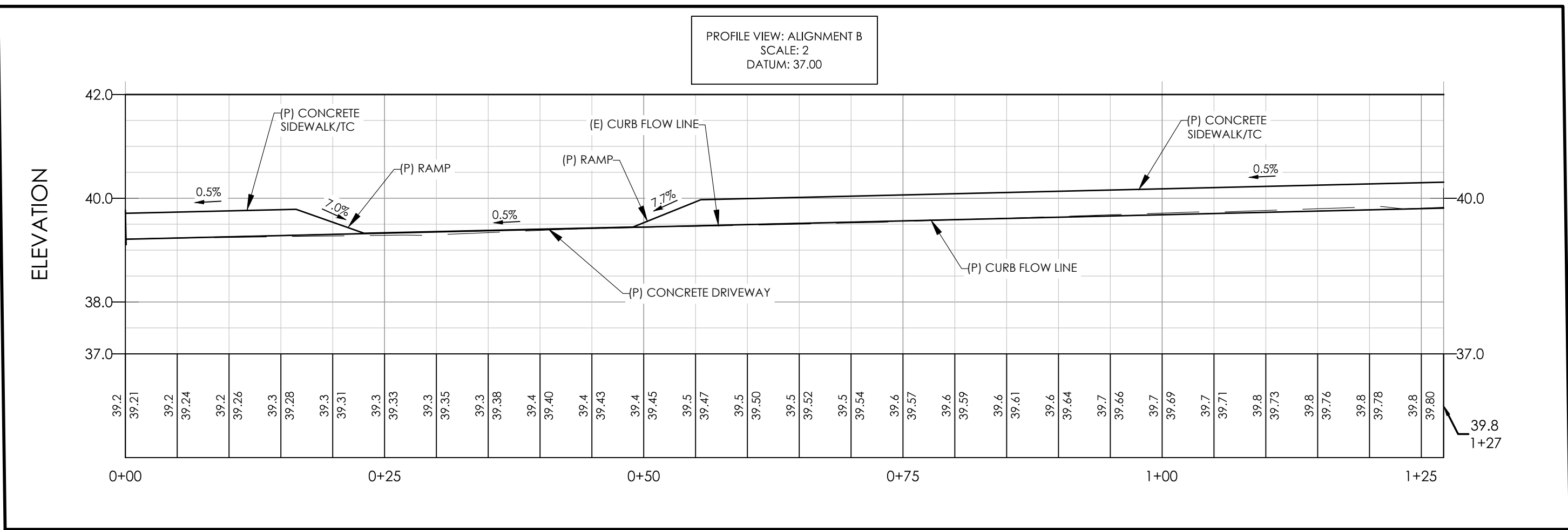
- PROPOSED CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD PLATES S-010 AND S-040, SHEET C4.
- PROPOSED DRIVEWAY PER SANTA BARBARA STANDARD PLATE 4-040, SHEET C4.
- PROPOSED ASPHALT. MATCH EXISTING STRUCTURAL SECTION. MATCH EXISTING GRADES AT SAWCUT LINES.
- PROPOSED ACCESSIBLE RAMP PER CALTRANS STANDARD PLAN DETAIL A88A, CASE F, SHEET C4.
- CONSTRUCT CURB AND GUTTER PER COUNTY OF SANTA BARBARA DETAIL 4-030 ON SHEET C4.
- INSTALL RECTANGULAR SIDEWALK UNDERDRAIN PER COUNTY OF SANTA BARBARA DETAIL 3-060 ON SHEET C4.



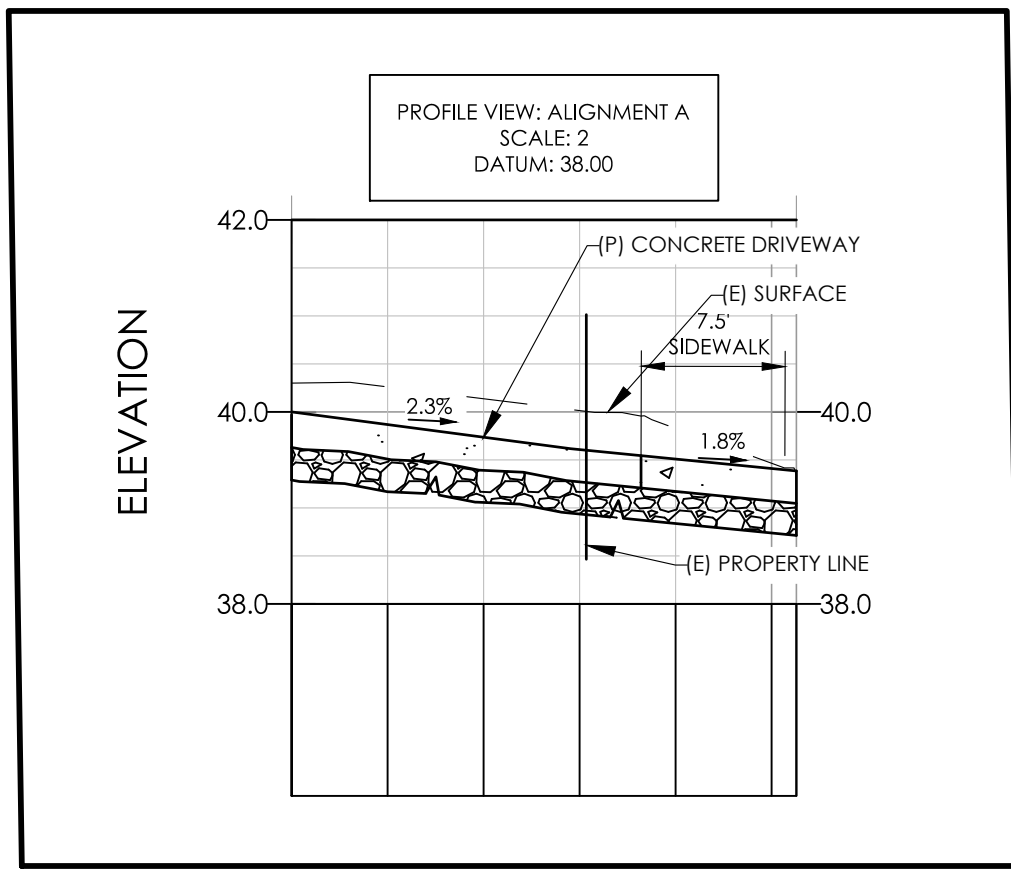
WORK ON-SITE FOR REFERENCE ONLY/
TO BE COMPLETED UNDER A SEPARATE PERMIT



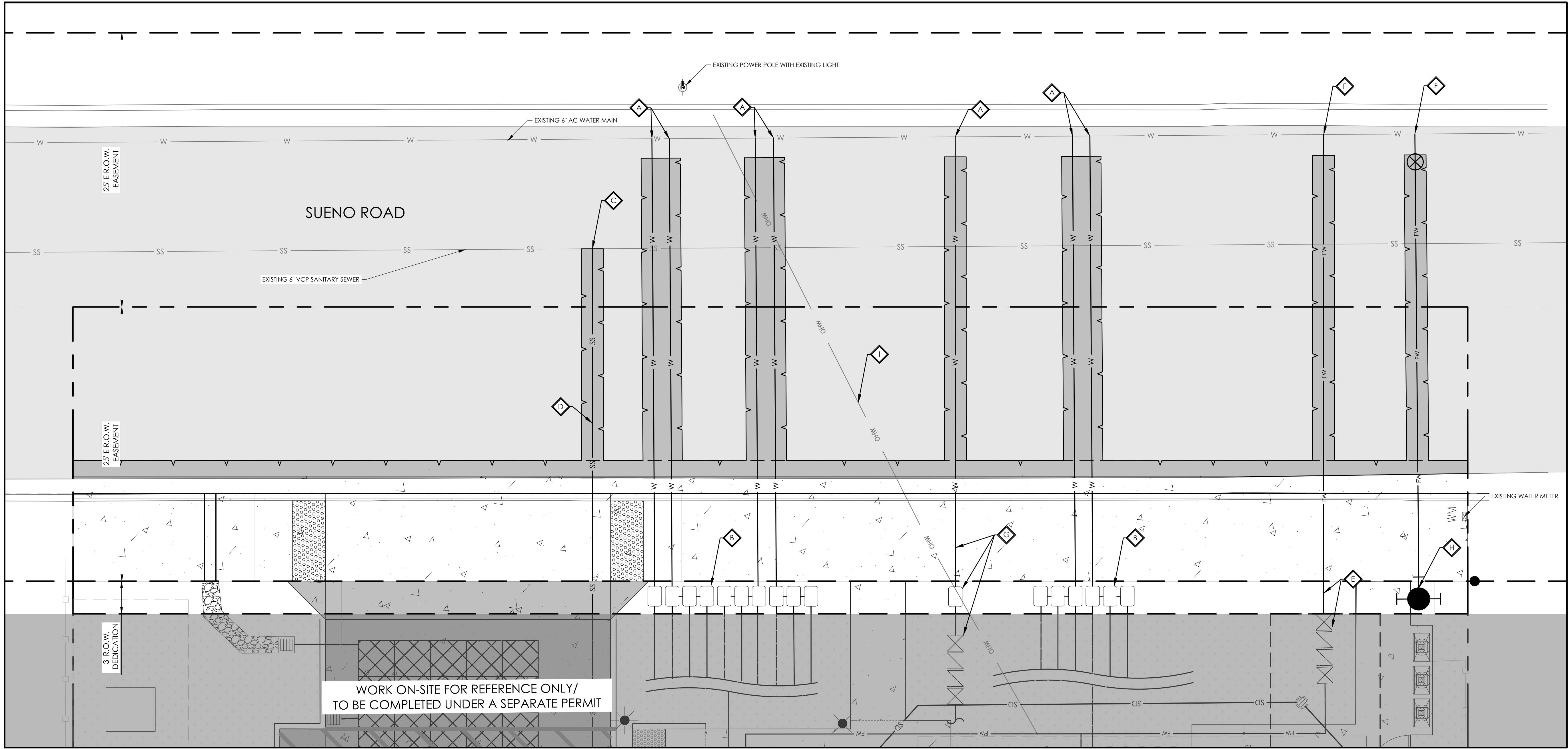
PROFILE KEY MAP
SCALE: 1" = 30'



SUENO ROAD CURB PROFILE
SCALE: V:1"=2' H:1"=10'



PROFILE A-A
SCALE: V:1"=2' H:1"=10'



LEGEND

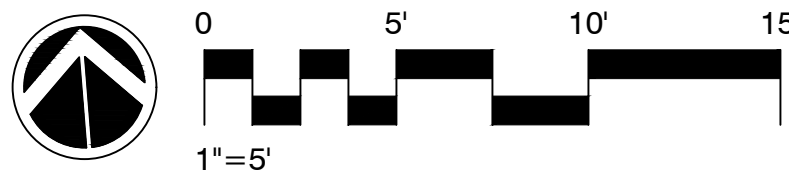
---	PROPERTY LINE
- - - S - - -	EXISTING SEWER LINE
- - - W - - -	EXISTING WATER LINE
SS	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN
W	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
760	EXISTING CONTOUR
760	PROPOSED CONTOUR
SAWCUT	SAWCUT
	EXISTING AC PAVEMENT
	PROPOSED AC PAVEMENT
	EXISTING CONCRETE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PERMEABLE CONCRETE
	PROPOSED BUILDING
	PROPOSED PAVERS
	PROPOSED SYNTHETIC TURF
	PROPOSED WOOD FENCE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE

GENERAL NOTES:

- ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE SOURCES. ACCURACY OF HORIZONTAL AND VERTICAL INFORMATION MAY NOT BE PRECISE.
- CONTRACTOR SHALL POTHOLE AND VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
- WATERLINES SHALL BE CONSTRUCTED WITH A MINIMUM 36" COVER UNLESS OTHERWISE NOTED.
- SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.

UTILITY NOTES

- PROPOSED PRIVATE DOMESTIC WATER CONNECTION PER GOLETA WATER DISTRICT STANDARD DETAIL 2-05. TRENCH AND BACKFILL PER GOLETA WATER DISTRICT STANDARD DETAIL 2-03.
- PROPOSED WATER METER BANK WITH A MAXIMUM OF THREE (3) 8" METERS PER MANIFOLD. PER GOLETA WATER DISTRICT STANDARD DETAIL 3-04. TOTAL OF 16 METERS.
- PROPOSED SANITARY SEWER CONNECTION PER GOLETA SANITARY DISTRICT STANDARD DETAIL NO. 16.
- PROPOSED PRIVATE SEWER LATERAL PER GOLETA SANITARY DISTRICT STANDARD DETAIL NO. 17. TRENCH AND BACKFILL PER GOLETA WATER DISTRICT STANDARD DETAIL 2-03.
- PROPOSED FIRE WATER LINE WITH BACKFLOW PREVENTER.
- CONSTRUCT PRIVATE FIRE WATER CONNECTION WITH CUT IN 8X4 TEE PER DETAIL 2-05. TRENCH AND BACKFILL PER GOLETA WATER DISTRICT STANDARD DETAIL 2-03.
- PROPOSED PRIVATE WATER CONNECTION FOR IRRIGATION PURPOSES WITH METER AND BACKFLOW PREVENTER.
- PROPOSED FIRE HYDRANT WITH 6" C900 PVC LEAD PER GWD STANDARD DETAIL 4-01.
- UNDERGROUND EXISTING OVERHEAD WIRES.

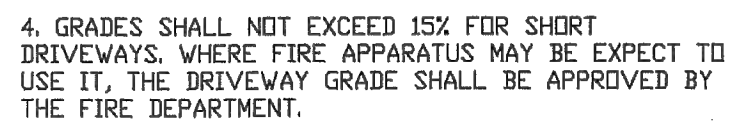


PRELIMINARY STREET UTILITY PLAN

6737 SUENO ROAD, ISLA VISTA

C3

AUGUST, 2024

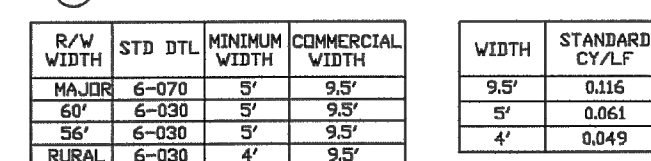


5. EXPANSION JOINTS SHALL BE MADE WITH 1/2" EXPANSION PAPER AND PLACED AT THE BEGINNING AND END OF EACH CURB RETURN, ON EACH SIDE OF DRAINAGE STRUCTURES SUCH AS DROP INLETS, AT UTILITY VAULTS AND POLES, EVERY 200' OF LENGTH, AND AT OTHER PLACES AS DIRECTED BY THE COUNTY ENGINEER.

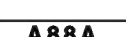
8. UTILITY BOXES AND VAULTS SHALL NOT BE LOCATED IN SIDEWALKS WHERE POSSIBLE. THERE SHALL BE A MINIMUM OF 4' SIDEWALK CLEARANCE AROUND ANY SIGNS, POLES, OR OTHER OBSTRUCTIONS.

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.



REVISION DATES			



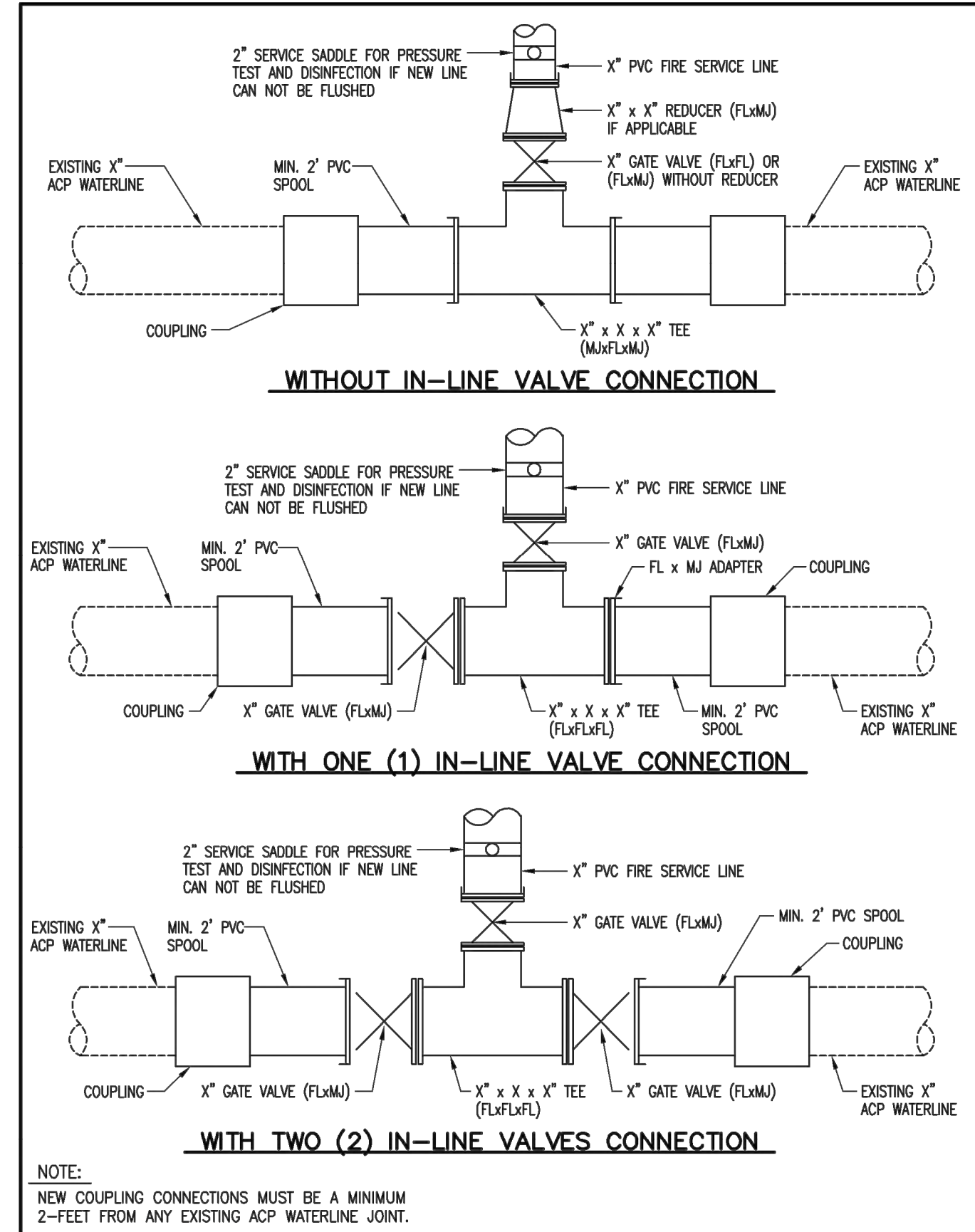
8. 4' COMPACTED CLASS II BASE; 90% RELATIVE
COMPACTION OR APPROVED NATIVE.

CONCRETE SHALL BE CALTRANS CLASS 3 OR BETTER
WITH 25% FLY-ASH.



STD.
DETAIL
2-03
2 OF 2

\\n32001\32174-01_4523-4-237_Suena-Road-Preliminary-Engineering\Engineering\Drawings\040420\040420-02541416.dwg, C:\1_Aug 28, 2024, 11:45am, unannotated



APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> CHIEF ENGINEER	CUT-IN CONNECTION DETAIL FOR ASBESTOS CEMENT (AC) PIPE	2-05
2/23/2020 DATE		

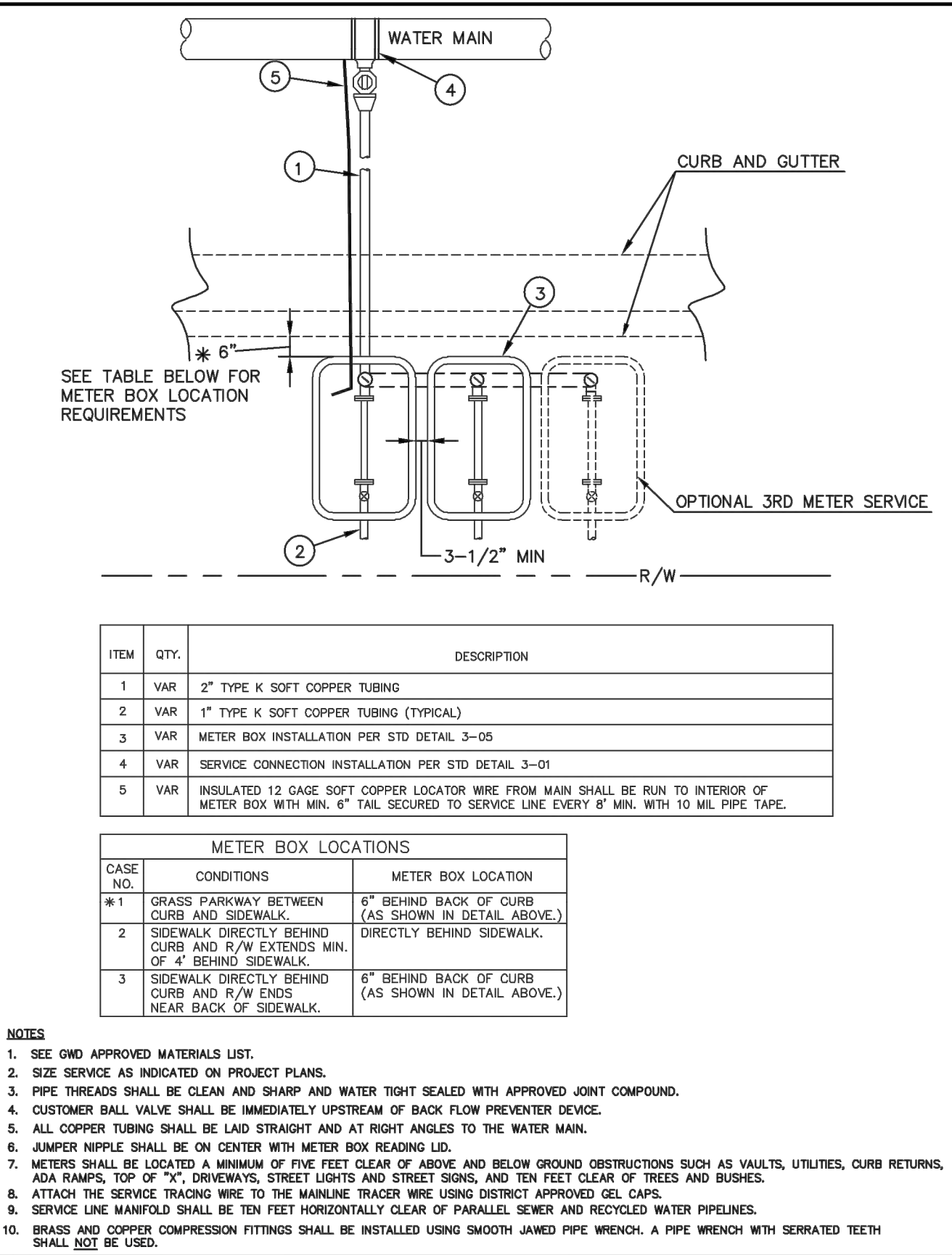
BASIC SEPARATION STANDARDS

- PARALLEL CONSTRUCTION: THE HORIZONTAL DISTANCE BETWEEN DOMESTIC WATER, INCLUDING SERVICE LINE MANIFOLDS, AND SANITARY SEWER LINES AND STORMWATER IMPOUNDMENTS, SWALES, AND DRYWELLS SHALL BE AT LEAST 10 FEET FROM EXTERNAL EDGE OF EACH PIPE. THE HORIZONTAL DISTANCE BETWEEN DOMESTIC WATER AND DRY UTILITIES SHALL BE AT LEAST 5 FEET. THE HORIZONTAL DISTANCE BETWEEN DOMESTIC WATER AND TERTIARY TREATED RECYCLED WATER AND STORM DRAINS SHALL BE AT LEAST 4 FEET. THE HORIZONTAL DISTANCE BETWEEN RECYCLED WATER AND OTHER UTILITIES SHALL BE AT LEAST 4 FEET.
- PERPENDICULAR CONSTRUCTION (CROSSING): DOMESTIC WATER LINE INCLUDING SERVICE LINE MANIFOLD SHALL BE AT LEAST ONE FOOT ABOVE SANITARY SEWER AND RECYCLED WATER LINES AND AT LEAST ONE FOOT ABOVE OR BELOW DRY UTILITIES WHERE THESE LINES MUST CROSS MEASURED FROM EXTERNAL EDGE OF EACH PIPE.
- THE VERTICAL DISTANCE OF WATER LINES SHALL BE AT LEAST ONE FOOT ABOVE SANITARY SEWER, RECYCLED WATER, AND STORM DRAIN PIPES. THE VERTICAL DISTANCE OF WATER LINES FROM OTHER UTILITIES SHALL BE AT LEAST ONE FOOT BELOW OR ABOVE.

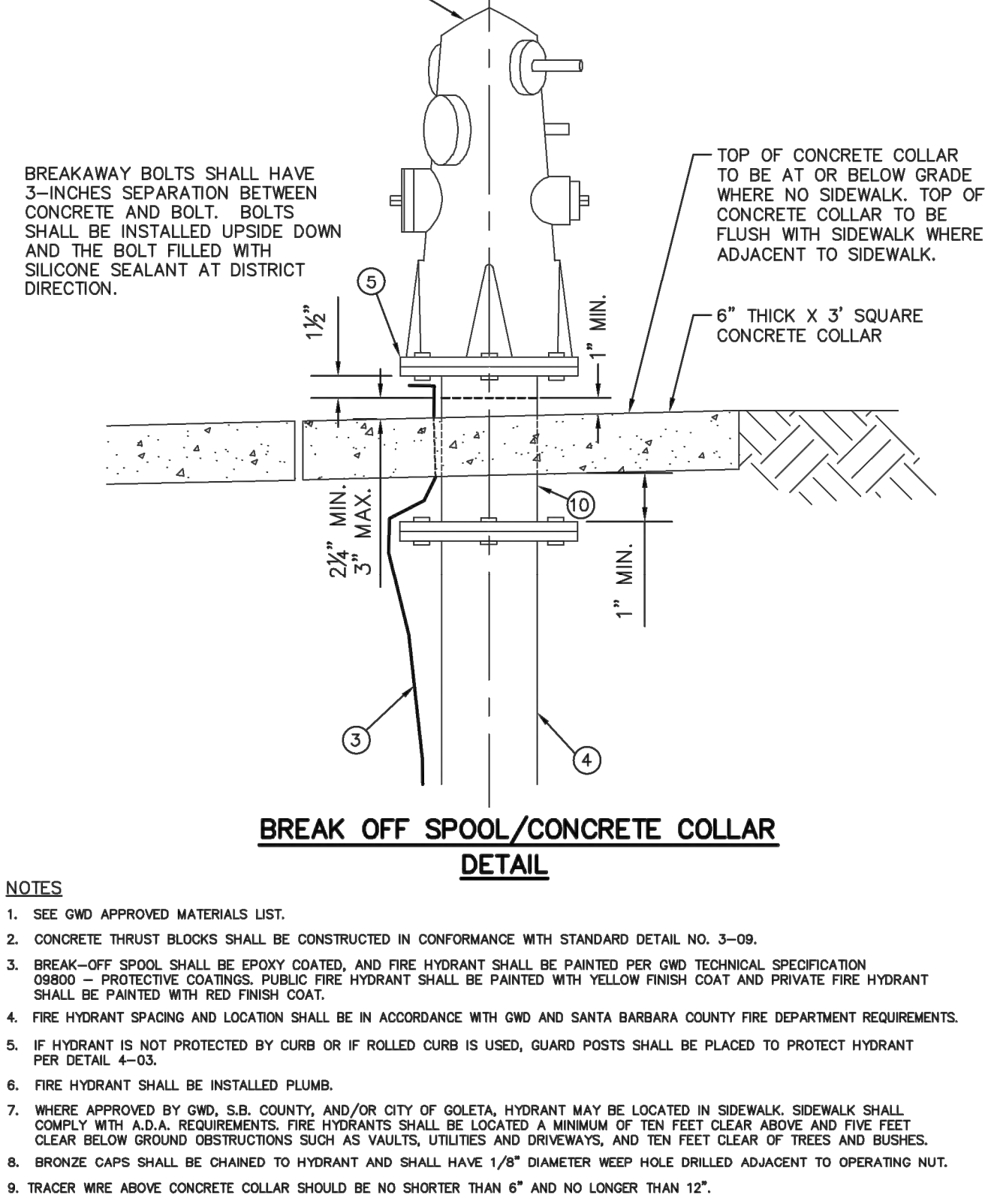
SPECIAL PROVISIONS GENERAL NOTES

1. THIS CRITERION DOES NOT APPLY FOR A RECYCLED WATER LINE CROSSING ANOTHER RECYCLED WATER LINE.
2. PIPE SHALL BE SEPARATED PER THE REQUIREMENTS OF SANTA BARBARA COUNTY DEPARTMENT OF PUBLIC HEALTH. IF DIFFERENCE BETWEEN DISTRICT AND SBDOPH OR STATE WATER RESOURCES CONTROL BOARD DIVISION OF DRINKING WATER REQUIREMENTS OCCURS, THEN MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. NEW POTABLE WATER LINES SHALL BE INSTALLED PARALLEL TO STORM DRAIN AND SEPARATED BY 4 FEET HORIZONTAL AND 1 FOOT VERTICAL ABOVE. PERPENDICULAR POTABLE AT LEAST 1 FOOT ABOVE STORM DRAIN.

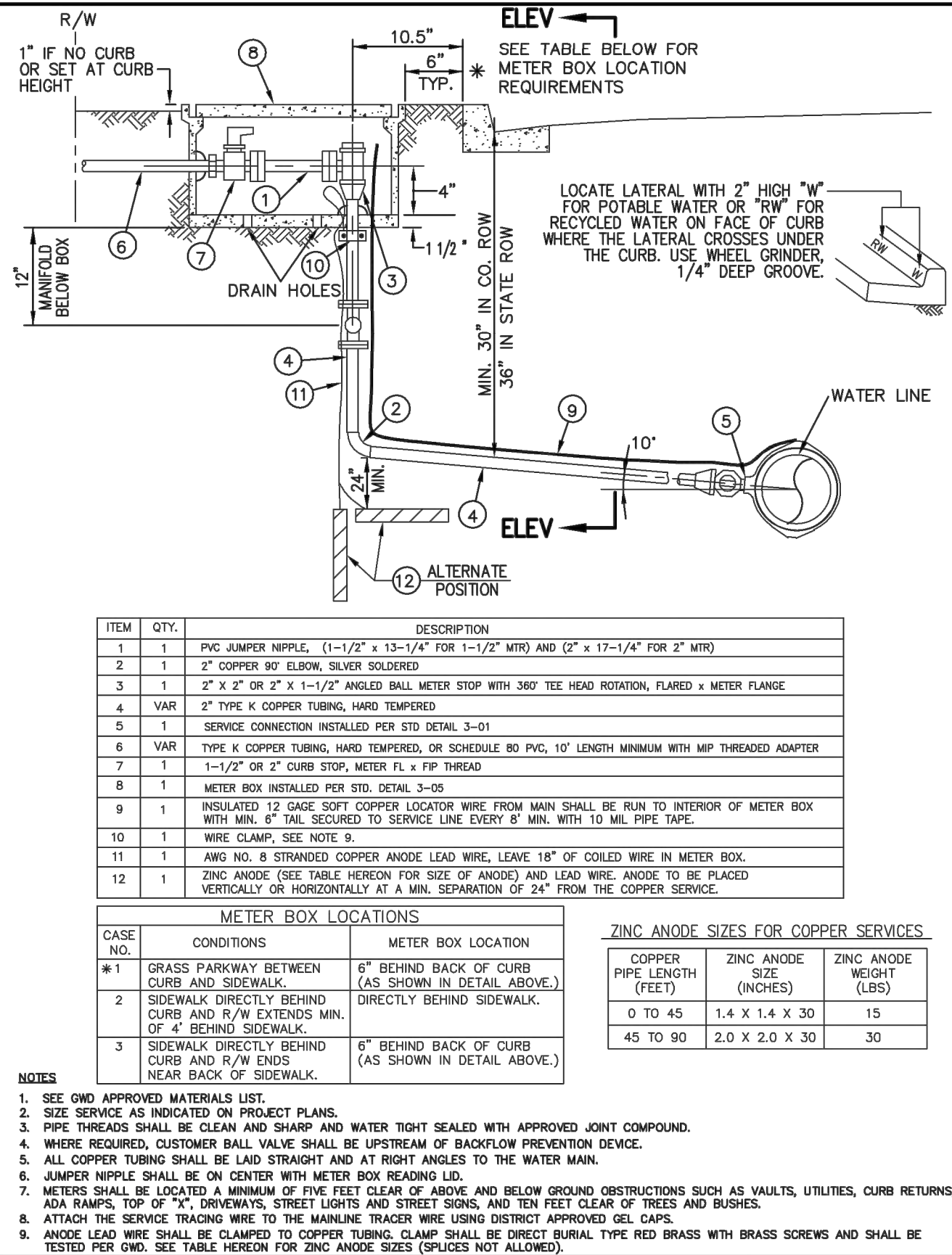
APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> ENGINEERING & INFRASTRUCTURE MANAGER	BASIC SEPARATION STANDARDS FOR DOMESTIC WATER, RECYCLED WATER, SANITARY SEWER PIPELINES, AND DRY UTILITIES	2-01
01/03/2023 DATE		



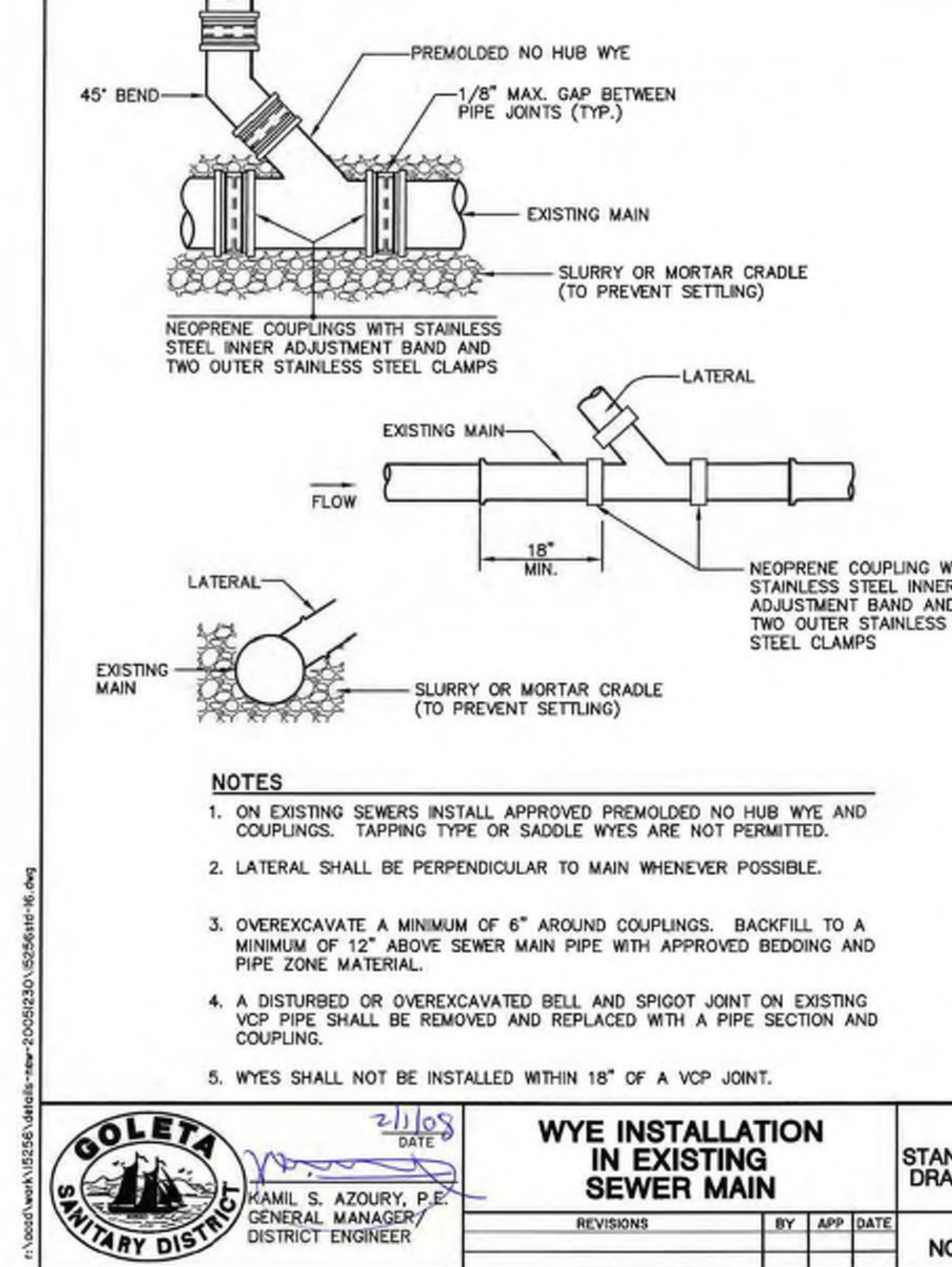
APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> CHIEF ENGINEER	WATER SERVICES WITH UP TO THREE METERS	3-04 1 OF 3
6/23/2020 DATE		



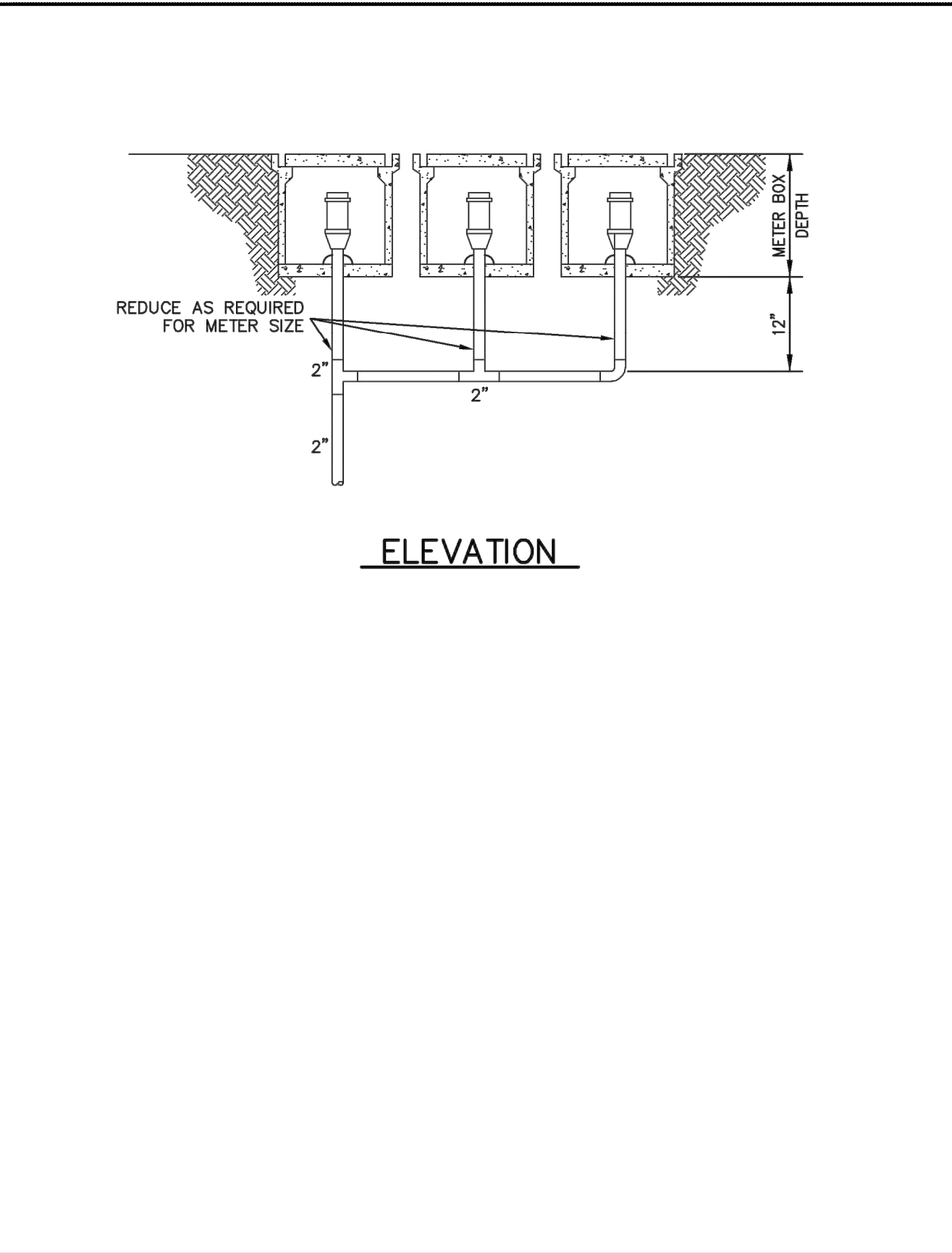
APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> ENGINEERING & INFRASTRUCTURE MANAGER	FIRE HYDRANT INSTALLATION	4-01 2 OF 2
01/03/2023 DATE		



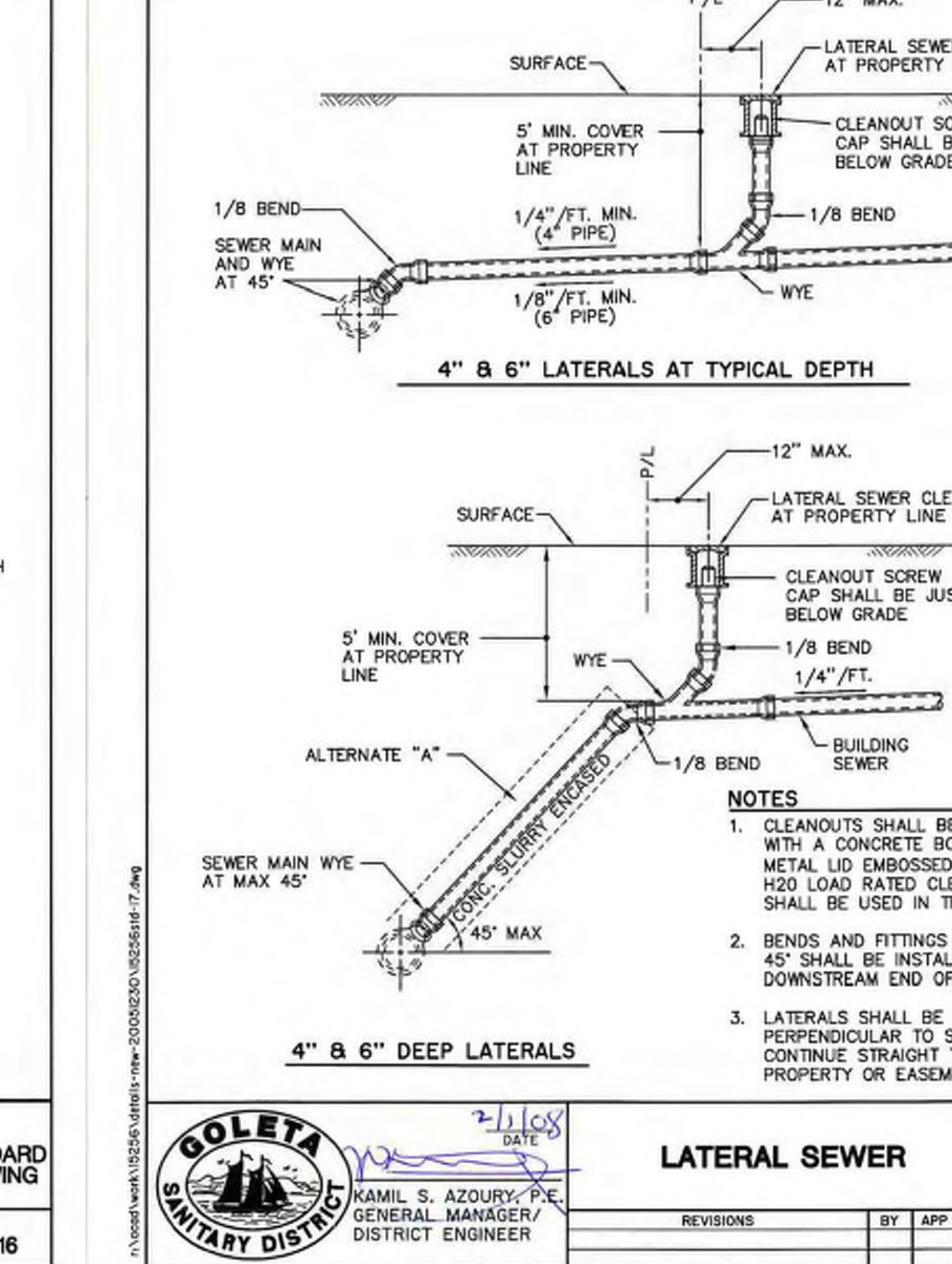
APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> CHIEF ENGINEER	WATER SERVICES WITH UP TO THREE METERS	3-04 2 OF 3
6/23/2020 DATE		



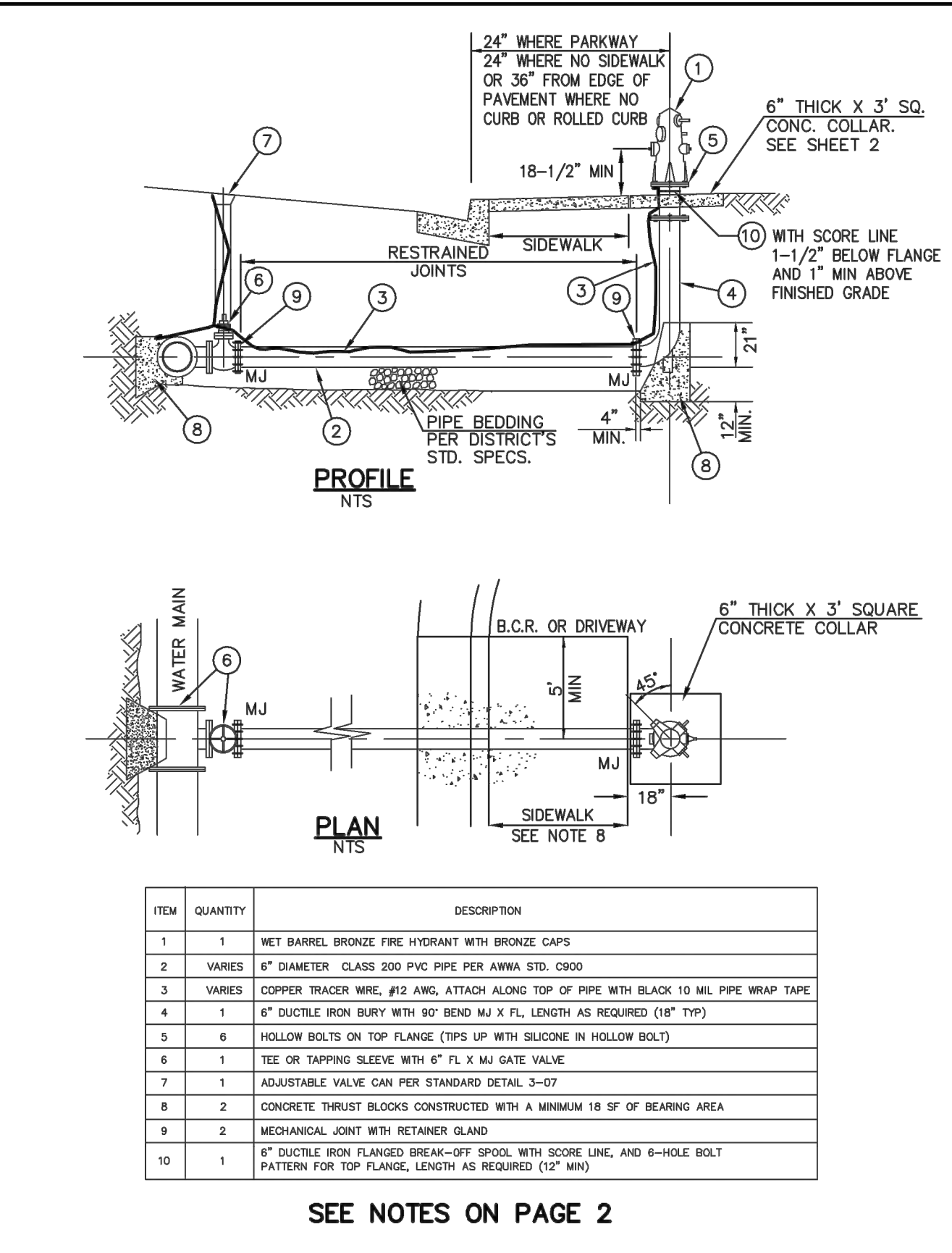
APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> ENGINEERING & INFRASTRUCTURE MANAGER	FIRE HYDRANT INSTALLATION	4-01 2 OF 2
01/03/2023 DATE		



APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> CHIEF ENGINEER	WATER SERVICES WITH UP TO THREE METERS	3-04 3 OF 3
6/23/2020 DATE		

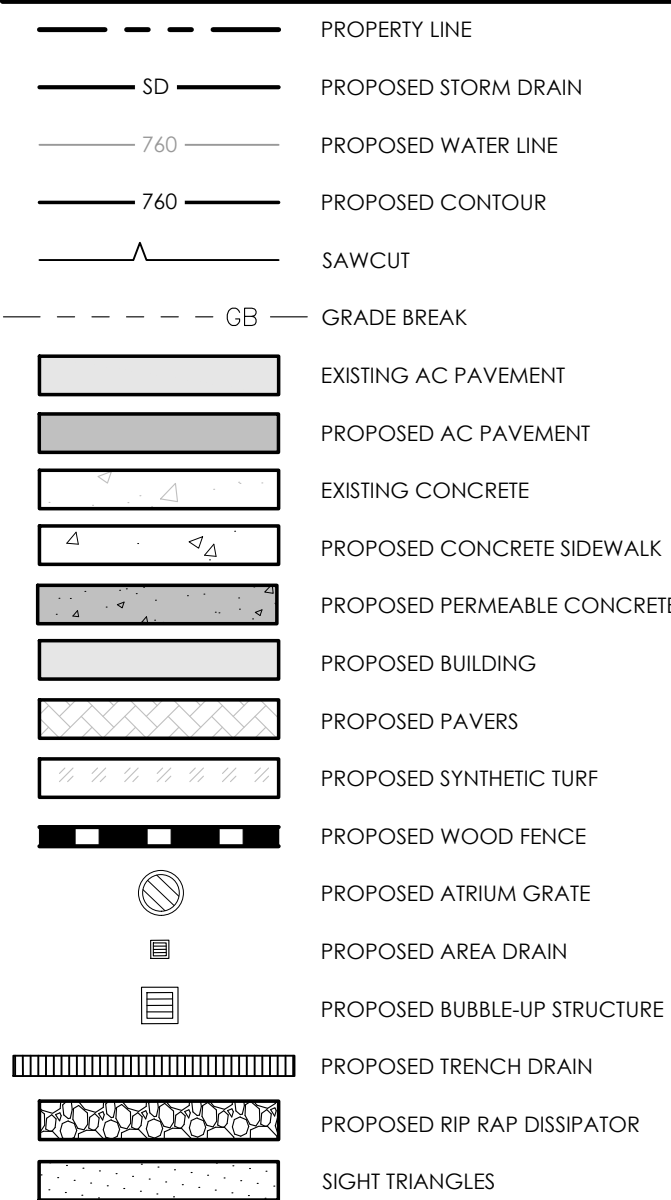


APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> ENGINEERING & INFRASTRUCTURE MANAGER	FIRE HYDRANT INSTALLATION	4-01 2 OF 2
01/03/2023 DATE		



APPROVED:	GOLETA WATER DISTRICT	STD. DETAIL
<i>Daniel J. Bonds</i> ENGINEERING & INFRASTRUCTURE MANAGER	FIRE HYDRANT INSTALLATION	4-01 1 OF 2
01/03/2023 DATE		

LEGEND



CONSTRUCTION NOTES

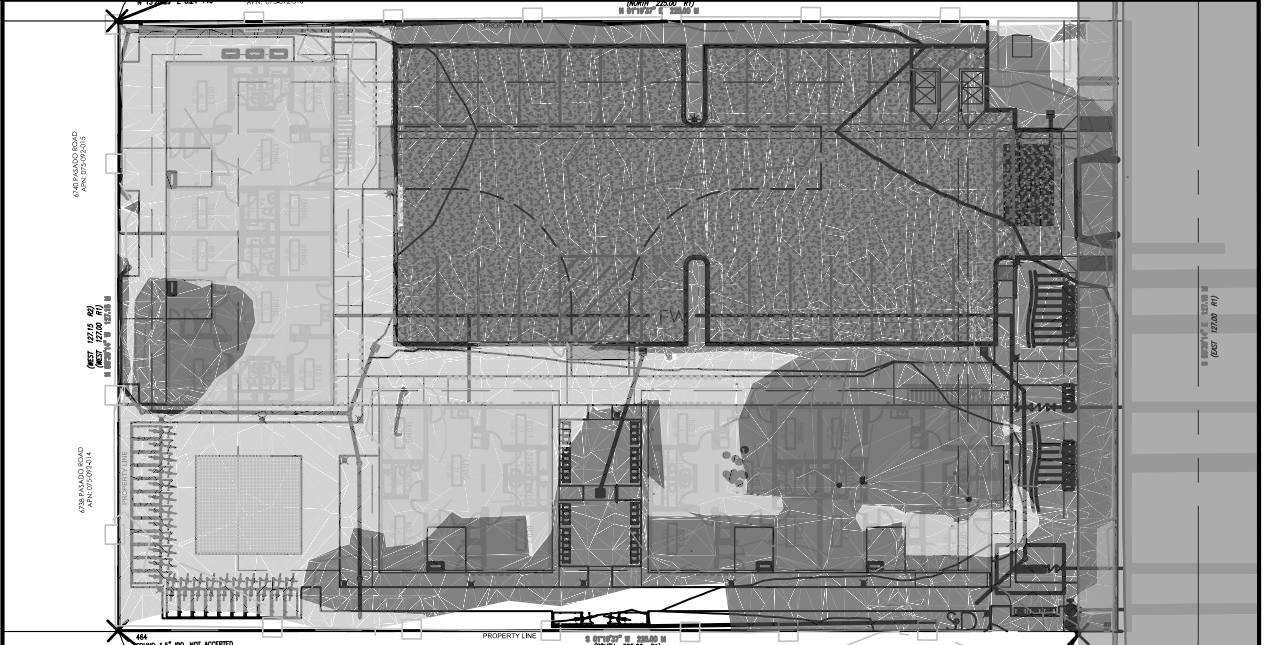
1. PROPOSED PERMEABLE CONCRETE PAVEMENT PER DETAIL C, SHEET C5.
2. PROPOSED CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD PLATES 5-010 AND 5-040, SHEET C5.
3. PROPOSED 6" VERTICAL CONCRETE CURB PER DETAIL A, SHEET C5.
4. PROPOSED DETECTABLE WARNING SURFACE PER DETAIL B, SHEET C5.
5. PROPOSED ATRIUM GRATE STORM DRAIN PER DETAIL D, SHEET C5.
6. PROPOSED STORM DRAIN.
7. PROPOSED BUBBLE UP STORM STRUCTURE WITH RIP RAP DISSIPATOR AND PERFORATED OVERFLOW PER DETAILS E & F, SHEET C5.
8. PROPOSED 3" WIDE RIBBON GUTTER.
9. PROPOSED AREA DRAIN.
10. PROPOSED 8" CURB CUT PER DETAIL G, SHEET C5.
11. PROPOSED 4" TRENCH DRAIN.
12. PROVIDE 4" WHITE PARKING STRIPE (TYP.).
13. PROVIDE 4" SOLID BLUE STRIPE BORDER AND 4" SOLID BLUE STRIPE DIAGNALS AT 36" ON CENTER.
14. PROVIDE 12" HIGH WHITE LETTERS.
15. PROVIDE 36" X 36" WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING WITH WHITE BORDER AND BLUE BACKGROUND.
16. PROPOSED DRIVEWAY PER SANTA BARBARA STANDARD PLATE 4-060, SHEET C5.
17. PROPOSED 12"X12" CATCH BASIN.
18. PROPOSED RAINSTORE3 UNITS, 9 UNITS HIGH, PER DETAILS ON SHEET C6.
19. PROPOSED MITERED DRAIN INLET.

PRELIMINARY EARTH QUANTITIES:

AREA OF DISTURBANCE: 0.58 AC±
RAW CUT: 415 CY
RAW FILL: 75 CY

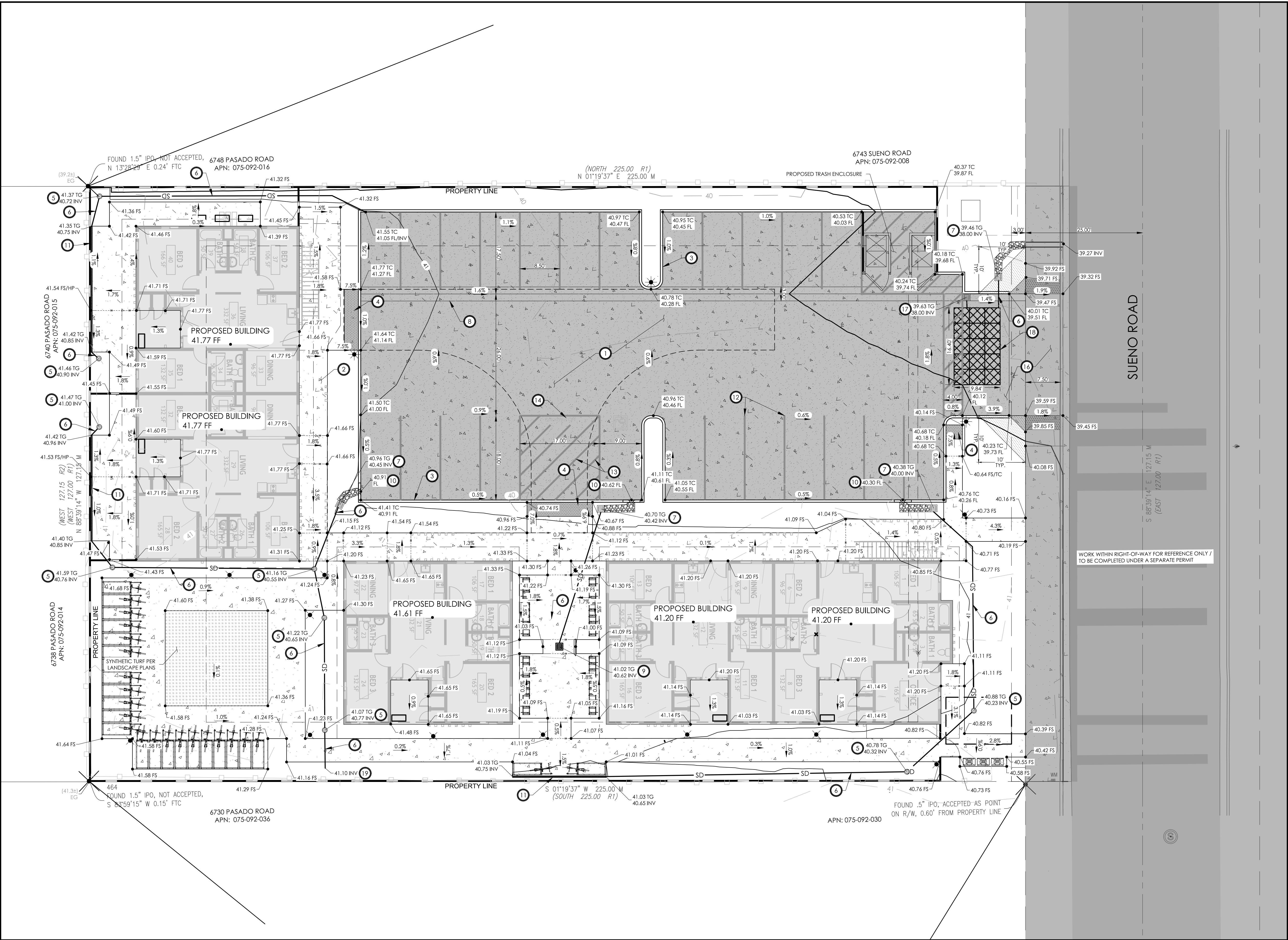
QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.



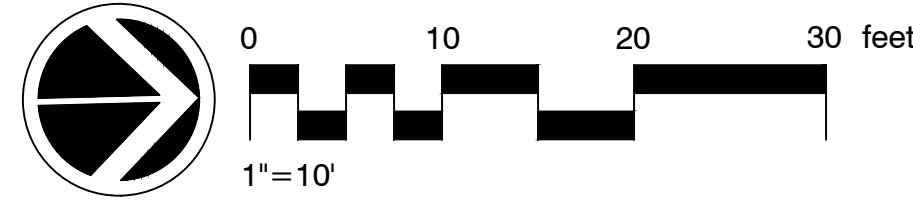
ROUGH GRADE CUT/FILL MAP
*Scale: 1" = 40'

C1



GENERAL NOTES

1. SITE GRADING SHALL CONFORM TO THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER IN THE APPROVED SOILS REPORT.
2. CROSS-SLOPES OF WALKWAYS NOT TO EXCEED 2.0% AND RUNNING SLOPE NOT TO EXCEED 5.0%.
3. EXTERIOR DOOR LANDINGS 2% MAXIMUM IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES FROM THE DOOR IN CLOSED POSITION.



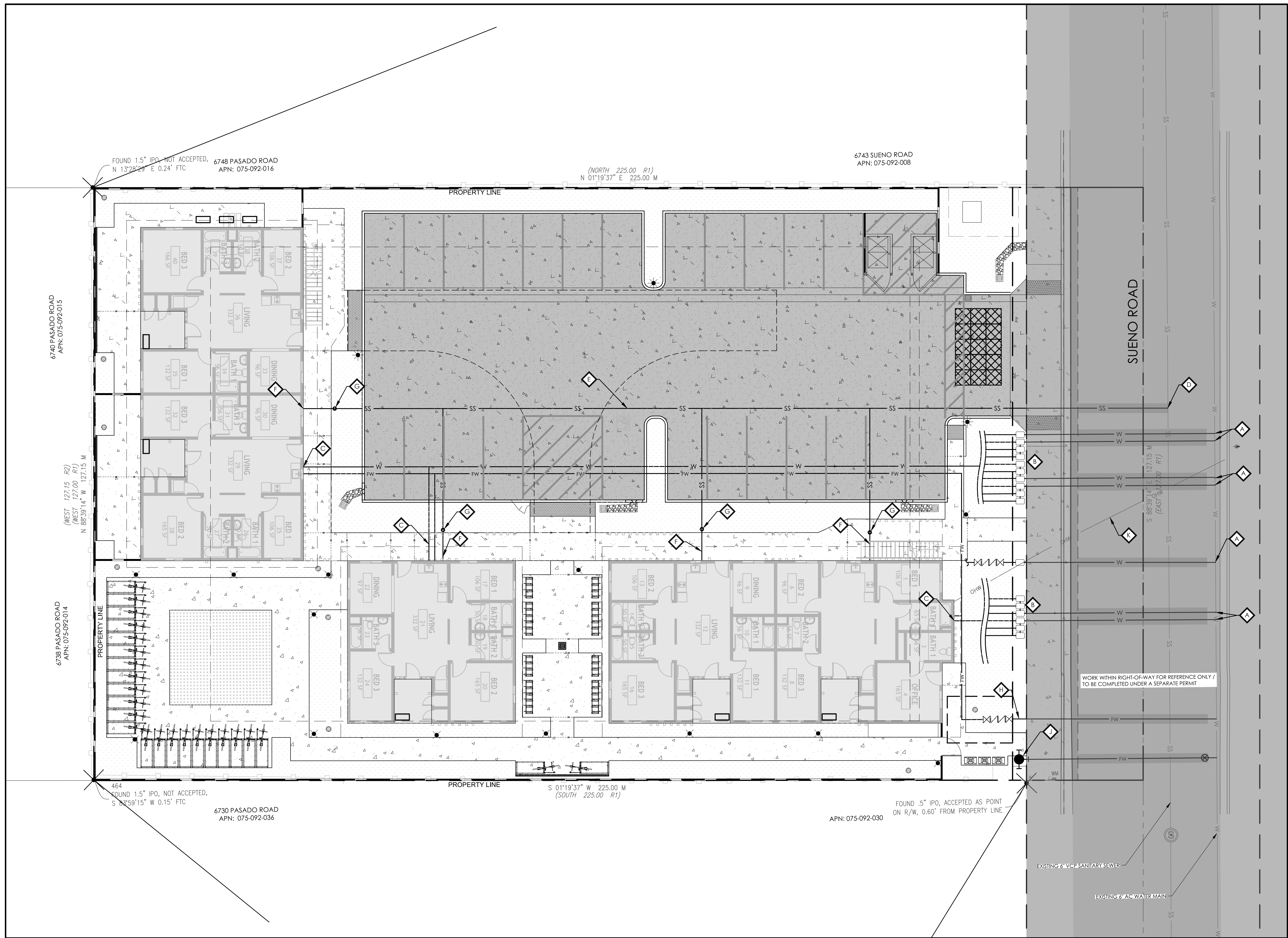
PRELIMINARY GRADING AND DRAINAGE PLAN

AUGUST, 2024

6737 SUENO ROAD, ISLA VISTA



\\s3000\3219\01-6523-5\37 Sueno-Road-Preliminary-Engineering\Draws\Draw-Arch\C1-Grading.dwg, C1_Aug 30, 2024, 1:01pm, amounan



LEGEND

---	PROPERTY LINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED FIRE WATER LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SAWCUT
---	EXISTING AC PAVEMENT
---	PROPOSED AC PAVEMENT
---	EXISTING CONCRETE
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED PERMEABLE CONCRETE
---	PROPOSED BUILDING
---	PROPOSED PAVERS
---	PROPOSED SYNTHETIC TURF
---	PROPOSED WOOD FENCE
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED CLEANOUT
---	PROPOSED FIRE HYDRANT
---	PROPOSED GATE VALVE

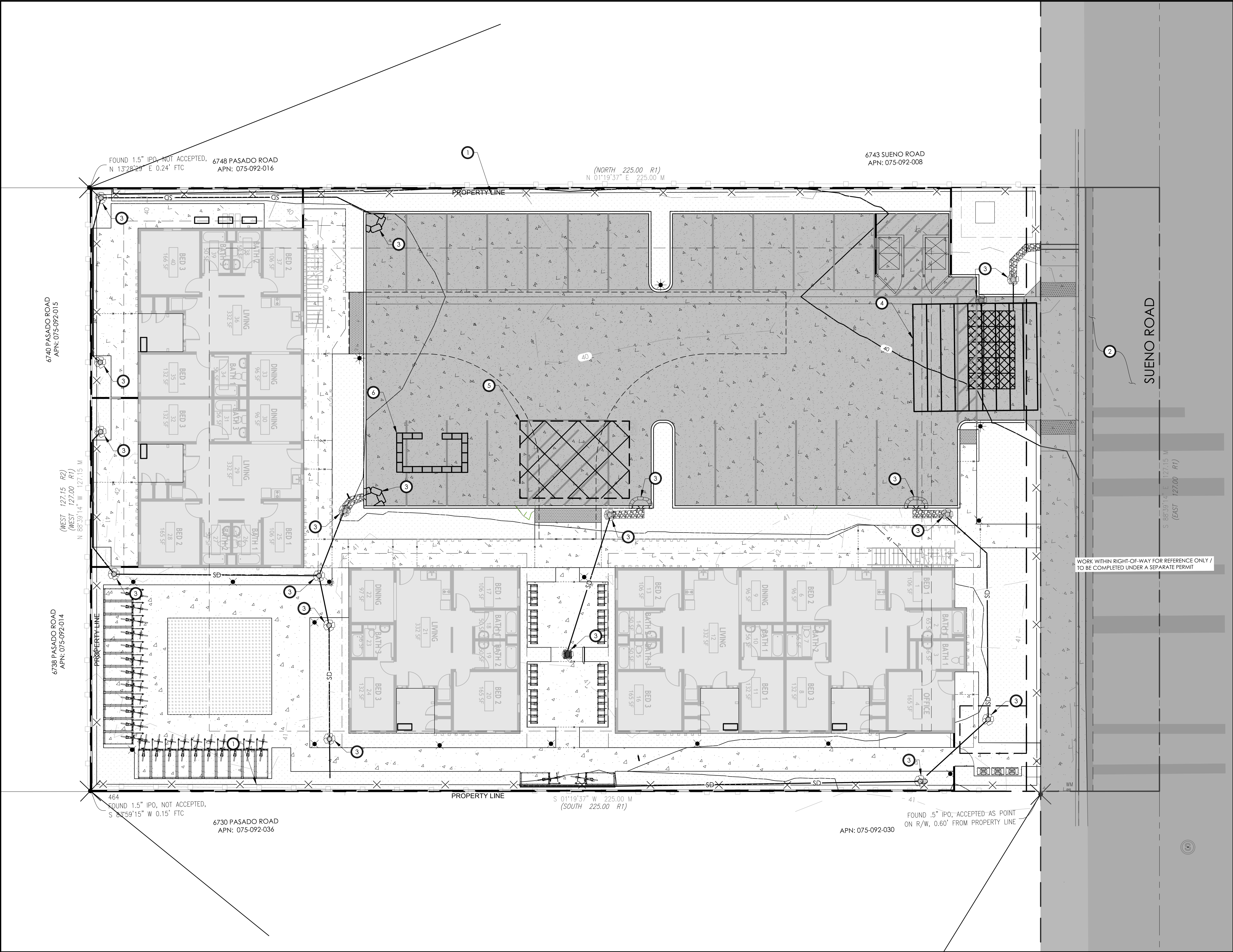
GENERAL NOTES:

- ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE SOURCES. ACCURACY OF HORIZONTAL AND VERTICAL INFORMATION MAY NOT BE PRECISE.
- CONTRACTOR SHALL POTHOLE AND VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
- WATERLINES SHALL BE CONSTRUCTED WITH A MINIMUM 36" COVER UNLESS OTHERWISE NOTED.
- SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.

UTILITY NOTES

- PROPOSED PRIVATE DOMESTIC WATER CONNECTION.
- PROPOSED WATER METER BANK WITH A MAXIMUM OF THREE (3) FEET METERS PER MANIFOLD, PER GOLETA WATER DISTRICT STANDARD DETAIL 3-04. TOTAL OF 16 METERS.
- PROPOSED BUILDING WATER CONNECTION.
- PROPOSED SANITARY SEWER CONNECTION.
- PROPOSED PRIVATE SANITARY SEWER MAIN AT 1.0% MINIMUM SLOPE.
- PROPOSED BUILDING SANITARY SEWER CONNECTION.
- PROPOSED SANITARY SEWER CLEANOUT.
- PROPOSED FIRE WATER LINE WITH BACKFLOW PREVENTER.
- PROPOSED PRIVATE WATER CONNECTION FOR IRRIGATION PURPOSES WITH METER AND BACKFLOW PREVENTER.
- PROPOSED FIRE HYDRANT.
- UNDERGROUND EXISTING OVERHEAD WIRES.

APN: 075-092-014 6738 PASADO ROAD APN: 075-092-014 6743 SUENO ROAD APN: 075-092-008 6748 PASADO ROAD APN: 075-092-016 6737 SUENO ROAD APN: 075-092-030



LEGEND

SD

760

760

GB

EXISTING AC PAVEMENT

PROPOSED AC PAVEMENT

EXISTING CONCRETE

PROPOSED CONCRETE SIDEWALK

PROPOSED PERMEABLE CONCRETE

PROPOSED BUILDING

PROPOSED PAVERS

PROPOSED SYNTHETIC TURF

PROPOSED WOOD FENCE

PROPOSED ATRIUM GRATE

PROPOSED AREA DRAIN

PROPOSED BUBBLE-UP STRUCTURE

PROPOSED TRENCH DRAIN

PROPOSED RIP RAP DISSIPATOR

SD

760

760

GB

EXISTING AC PAVEMENT

PROPOSED AC PAVEMENT

EXISTING CONCRETE

PROPOSED CONCRETE SIDEWALK

PROPOSED PERMEABLE CONCRETE

PROPOSED BUILDING

PROPOSED PAVERS

PROPOSED SYNTHETIC TURF

PROPOSED WOOD FENCE

PROPOSED ATRIUM GRATE

PROPOSED AREA DRAIN

PROPOSED BUBBLE-UP STRUCTURE

PROPOSED TRENCH DRAIN

PROPOSED RIP RAP DISSIPATOR

STORMWATER POLLUTION PREVENTION BMPs

BMP*	NAME	SYMBOL
1	SE-1 SILT FENCE	---
2	SE-7 STREET SWEEPING & VACUUMING	---
3	SE-10 STORM DRAIN INLET PROTECTION	---
4	TC-1 STABILIZED CONSTRUCTION ENTRANCE	---
5	WM-1 MATERIAL DELIVERY & STORAGE AREA CONSTRUCTION STAGING AREA	---
6	WM-8 CONCRETE WASTE MANAGEMENT	---

* REFERS TO BMP DESIGNATION GIVEN IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK. SEE HANDBOOK FOR BMP DETAILS AND IMPLEMENTATION STRATEGIES.

GENERAL NOTES

- THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE THE BMP'S SHOWN ON THESE PLANS, DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
- CONSTRUCTION THAT INCLUDES DEMOLITION AND REPLACEMENT OF EXISTING ASPHALT SHALL BE COMPLETED WHEN THERE IS NO FORECAST RAIN EVENTS. AREAS THAT WILL BE IDLE FOR EXTENDED PERIODS OF TIME SHALL BE COVERED WITH TEMPORARY ASPHALT PATCHING. (COLD MIX).
- GRAVEL BAGS SHOWN IN THE CURB AND GUTTER FLOW LINES SHALL BE ORIENTED TO TEMPORARILY SLOW AND DAM THE FLOWING STORM WATER IN THE GUTTERS TO HELP FILTER OUT ANY SEDIMENTS. THESE GRAVEL BAGS SHALL BE SPACED AT 50' O/C OR CLOSER AS CONDITIONS WARRANT.
- STREETS SHALL BE CLEANED AS NEEDED BY MEANS OF MOBILE STREET SWEEPERS.

PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN

AUGUST, 2024

6737 SUENO ROAD, ISLA VISTA

C3

CONTRACTOR'S NOTES:

- CONTRACTOR SHALL PREVENT WATER CONTAMINATION DURING CONSTRUCTION BY IMPLEMENTING THE FOLLOWING CONSTRUCTION SITE MEASURES:
 - ALL ENTRANCES/EXITS TO THE CONSTRUCTION SITE SHALL BE STABILIZED USING METHODS DESIGNED TO REDUCE TRANSPORT OF SEDIMENT OFF SITE.
 - STABILIZING MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO USE OF GRAVEL PADS, STEEL RUMBLE PLATES, TEMPORARY PAVING, ETC.
 - ANY SEDIMENT OR OTHER MATERIALS TRACKED OFF SITE SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED USING DRY CLEANING METHODS.
 - ENTRANCES/EXITS SHALL BE MAINTAINED UNTIL GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES, LONG-TERM EROSION CONTROL MEASURES OR LANDSCAPING.
 - APPLY CONCRETE, ASPHALT, AND SEAL COAT ONLY DURING DRY WEATHER.
 - COVER STORM DRAINS AND MANHOLES WITHIN THE CONSTRUCTION AREA WHEN PAVING OR APPLYING SEAL COAT, SLURRY FOG SEAL, ETC.
 - STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE SUCH AS PAINT, MORTAR, CONCRETE SLURRY, FUELS, ETC., IN A MANNER WHICH MINIMIZES THE POTENTIAL FOR STORM WATER CONTAMINATION.
- WITHIN 30 DAYS OF COMPLETION OF GRADING ACTIVITIES, CONTRACTOR SHALL USE HYDRO-SEED, STRAW BLANKETS, GEOTEXTILE BINDING FABRICS OR OTHER P&D APPROVED METHODS AS NECESSARY TO HOLD SLOPE SOILS UNTIL LANDSCAPE VEGETATION IS ESTABLISHED. P&D MAY REQUIRE THE RESEEDING OF SURFACES GRADED FOR THE PLACEMENT OF STRUCTURES IF CONSTRUCTION DOES NOT COMMENCE WITHIN 30 DAYS OF GRADING.
- CONTRACTOR SHALL DESIGNATE A CONSTRUCTION EQUIPMENT FILLING AND STORAGE AREA(S) TO CONTAIN SPILLS, FACILITATE CLEAN-UP AND PROPER DISPOSAL AND PREVENT CONTAMINATION FROM DISCHARGING TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS, OR WETLANDS. THE AREAS SHALL BE NO LARGER THAN 50 X 50 FOOT UNLESS OTHERWISE APPROVED BY P&D AND SHALL BE LOCATED AT LEAST 100 FEET FROM ANY STORM DRAIN, WATER BODY OR SENSITIVE BIOLOGICAL RESOURCES.
- GRADING AND EROSION AND SEDIMENT CONTROL PLANS SHALL BE DESIGNED TO MINIMIZE EROSION DURING CONSTRUCTION AND SHALL BE IMPLEMENTED FOR THE DURATION OF THE GRADING PERIOD AND UNTIL RE-GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES, LONG-TERM EROSION CONTROL MEASURES OR PERMANENT LANDSCAPING.
- THESE MEASURES ARE REQUIRED FOR ALL PROJECTS INVOLVING EARTHMOVING ACTIVITIES REGARDLESS OF THE PROJECT SIZE OR DURATION. PROPER IMPLEMENTATION OF THESE MEASURES IS ASSUMED TO FULLY MITIGATE FUGITIVE DUST EMISSIONS. DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY SHOULD BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH. RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE. HOWEVER, RECLAIMED WATER SHOULD NOT BE USED IN OR AROUND CROPS FOR HUMAN CONSUMPTION. MINIMIZE AMOUNT OF DISTURBED AREA AND REDUCE ON SITE VEHICLE SPEEDS TO 15 MPH OR LESS. IF IMPORTATION, EXPORTATION AND STOCKPILING OF FILL MATERIAL IS INVOLVED, SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN. GRAVEL PADS SHALL BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, TREAT THE DISTURBED AREA BY WATERING, OR REVEGETATING, OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.
- THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDED 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.

SITE SPECIFIC EROSION CONTROL NOTES:

- PERIMETER CONTROL BMP'S AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE IN PLACE PRIOR TO ANY GROUND DISTURBANCE.
- THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE BMP'S SHOWN ON THESE PLANS DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
- THE CONTRACTOR SHALL USE CLASS II BASE FOR THE STABILIZED CONSTRUCTION ROADWAY OR ALTERNATE METHODS THAT ACHIEVE THE DESIRED RESULTS. THIS BMP SHALL BE IMPLEMENTED TO ALL BUILDING PADS PRIOR TO VERTICAL CONSTRUCTION, OR AS SOON AS PRACTICAL.
- THE CONTRACTOR MAY UTILIZE RUMBLE PLATES IN LIEU OF RIP RAP AT THE CONSTRUCTION ENTRANCES AS LONG AS THEY ACCOMPLISH THE DESIRED RESULTS.
- ANY SEDIMENTS TRACKED OFFSITE SHALL BE CLEANED DAILY BY MEANS OF MOBILE STREET SWEEPERS.
- ANY GRADED AREAS THAT ARE GOING TO SIT IDLE FOR MORE THAN TWO WEEKS, SHALL HAVE AN APPROPRIATE GROUND COVER BMP APPLIED.
- THE LOCATIONS SHOWN FOR THE EQUIPMENT AND MATERIAL DELIVERY STORAGE AREAS AND CONCRETE WASTE CLEANOUT MAY BE RELOCATED DURING CONSTRUCTION.

SILT FENCE

CONSTRUCTION SPECIFICATIONS:

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (0.9 M). STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES (0.5 M).
- THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS.
- JOINTS, WHEN NECESSARY, SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH (0.2 M) OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3.1 M) APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES (0.3M)). WHEN EXTRA-STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
- TURN THE ENDS OF THE FENCE UPHILL.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (101 MM) WIDE AND 6 INCHES (0.2 M) DEEP ALONG THE LINE OF POSTS AND UP-SLOPE FROM THE BARRIER.
- WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25.4 MM) LONG. TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (51MM) ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
- SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET (1.8 M) FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

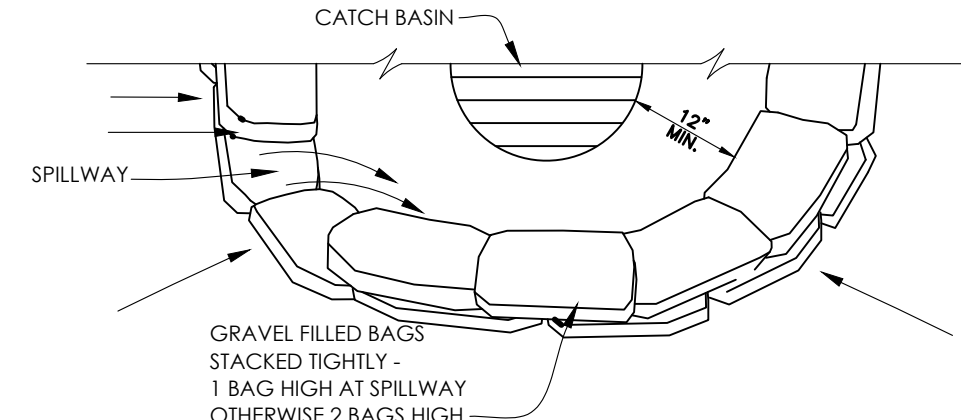
INSPECTION AND MAINTENANCE:

- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH (25.4 MM) IN 24 HOURS). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES ~~X~~ HEIGHT OF THE FENCE OR 9 INCHES (0.3 M) MAXIMUM.
- THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.



GRAVEL BAG INSTALLATION

SCALE: N.T.S.



CATCH BASIN INLET SEDIMENT BARRIER

SCALE: N.T.S.



NOTES:

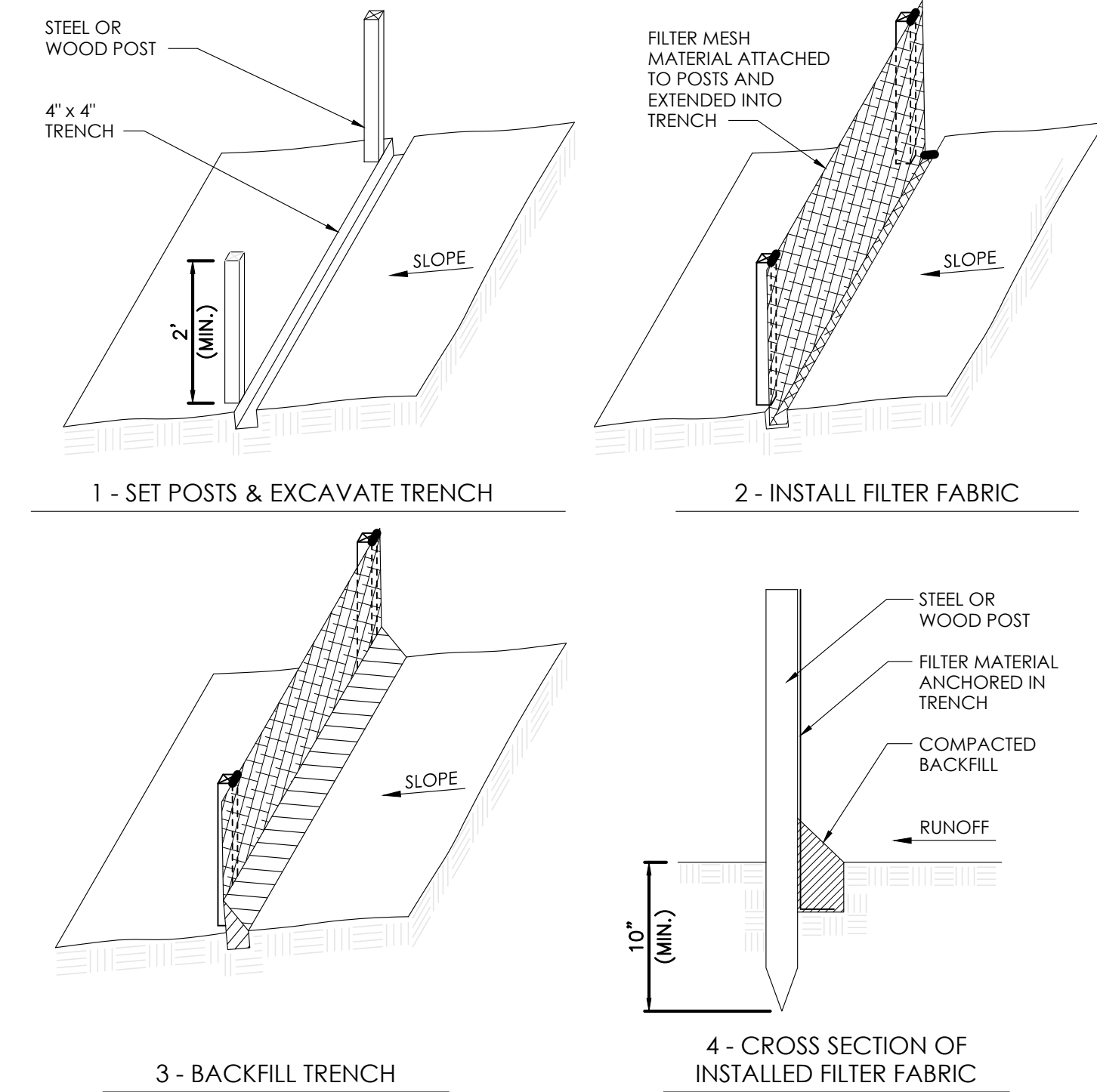
- ALL CONCRETE TRUCKS AND FINISHING TOOLS SHALL BE WASHED AT THE WASH OFF AREA.
- ALL CONCRETE WASTE COLLECTED IN WASH OFF AREA SHALL BE RECYCLED OR APPROPRIATELY DISPOSED OF OFF-SITE.
- LOCATION AND SIZE OF WASH-OFF AREA MAY BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.

TYPICAL CONCRETE WASH-OFF AREA SECTION

SCALE: N.T.S.

SILT FENCE INSTALLATION

N.T.S.



SILT FENCE CONSTRUCTION DETAIL

SCALE: N.T.S.



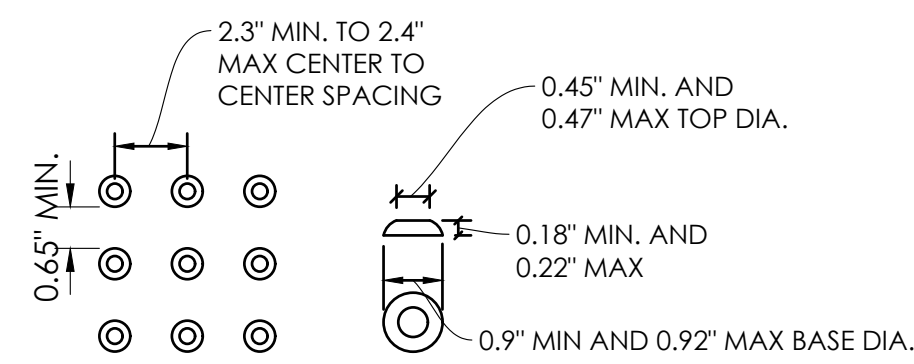
PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN

AUGUST, 2024

6737 SUENO ROAD, ISLA VISTA

C4

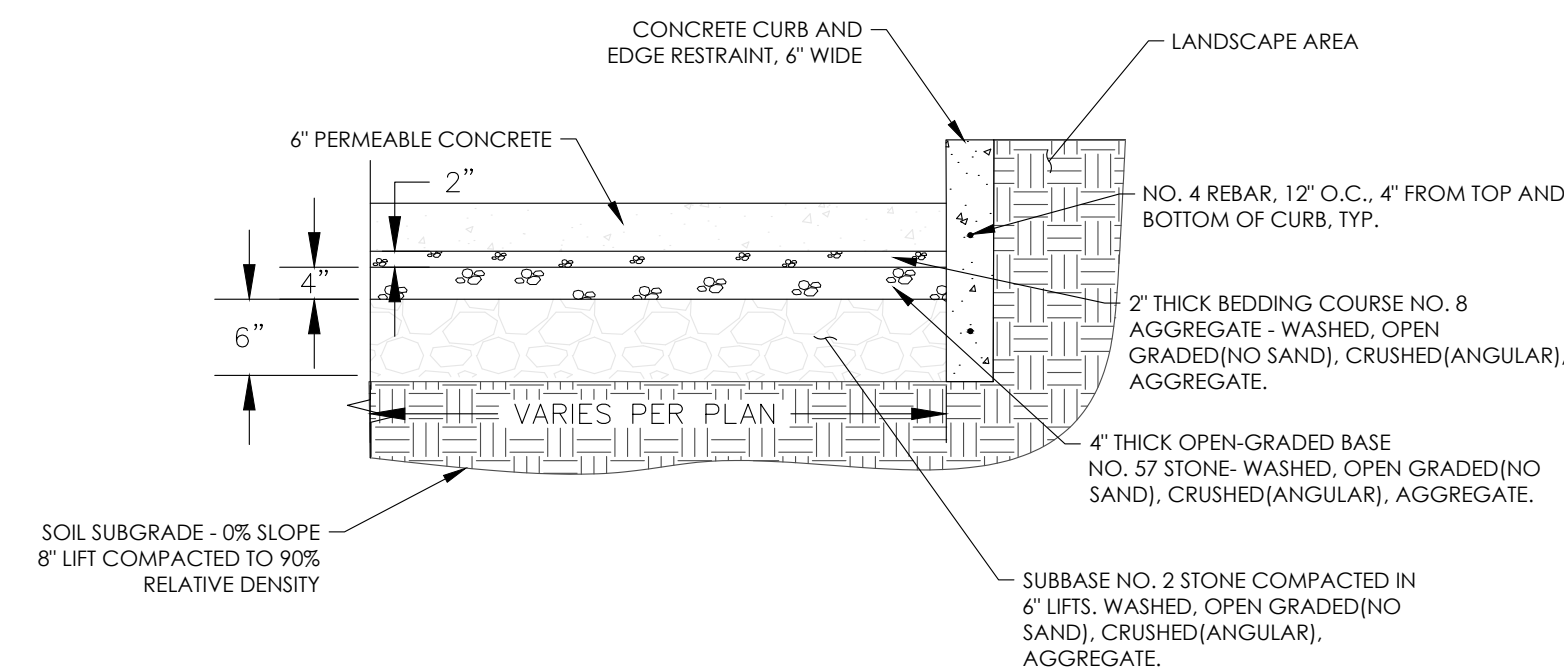




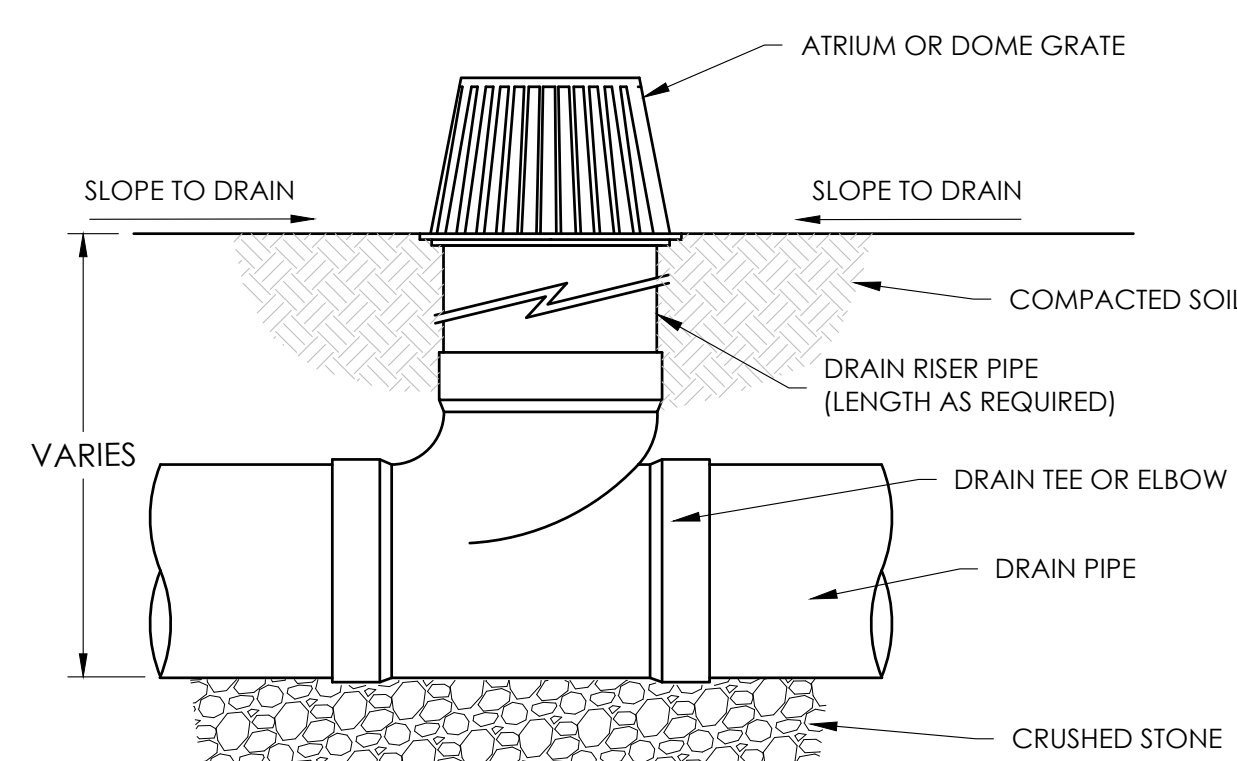
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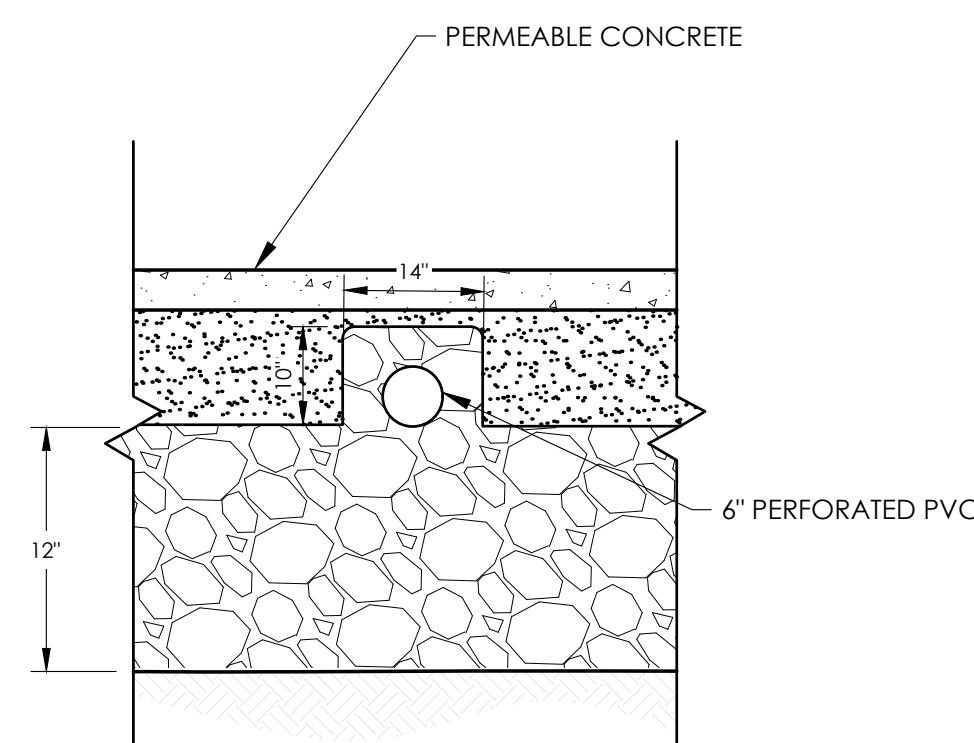
1. DETECTABLE WARNING SURFACES SHALL BE COMPRISED OF ARMOR TILE CAST IN PLACE 12" X 12" TILES, EQUAL OR BETTER.
2. RESILIENCY: DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT CBC 11B705.1.1.4
3. COLOR: FEDERAL YELLOW (FEDERAL COLOR NO. 33538) PER CBC 11B705.1.1.5
4. LOCATIONS: PLATFORM EDGES, PER CBC 11B705.1.2.1, CURB RAMPS PER CBC 11B705.1.2.2, ISLAND OR CUT-THROUGH MEDIANS CBC 11B705.1.2.3, BUS STOPS CBC 11B705.1.2.4, HAZARDOUS VEHICULAR AREAS CBC 11B705.1.2.5, REFLECTING POOLS CBC 11B705.1.2.6, AND TRUCK OR CAR CROSSINGS, CBC 11B705.1.2.7
5. DETECTABLE WARNING AT RAMPS SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 3' MIN. DEPTH.



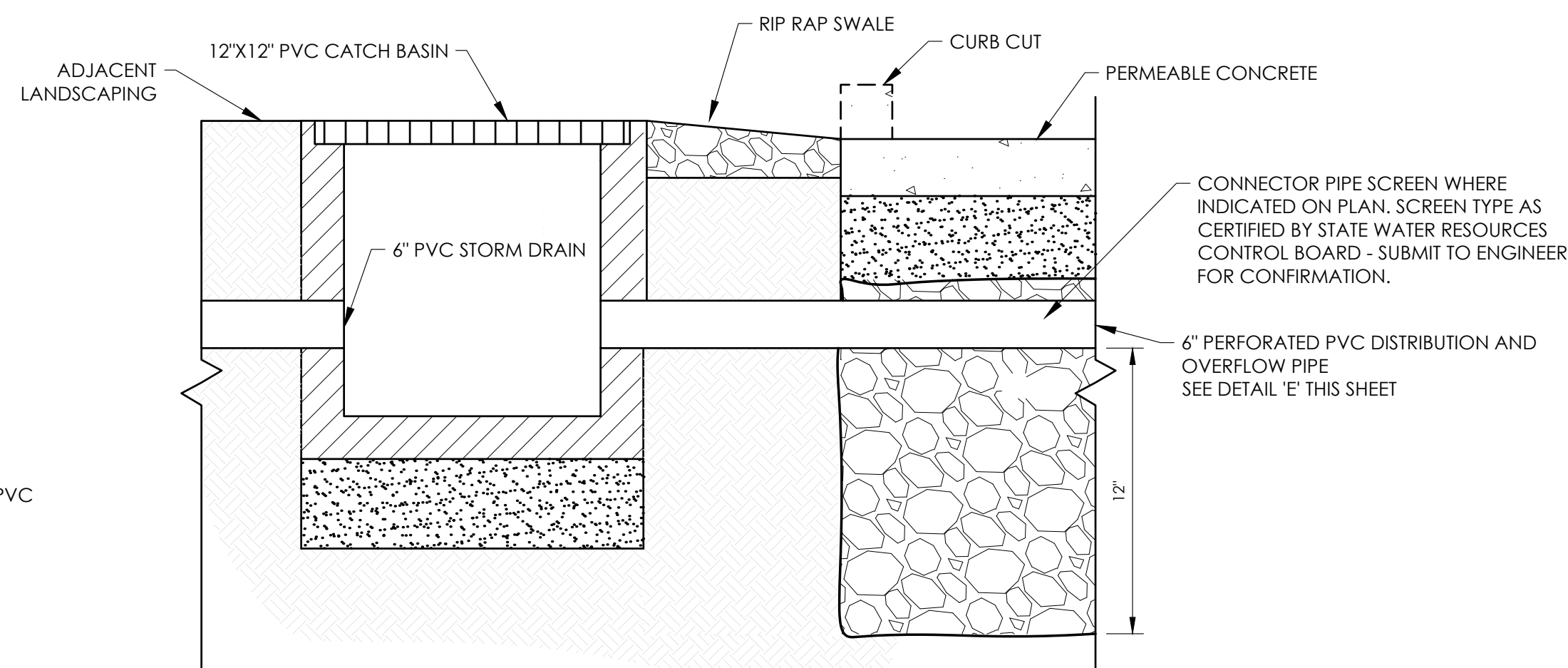
PERMEABLE CONCRETE
SCALE: N.T.S.



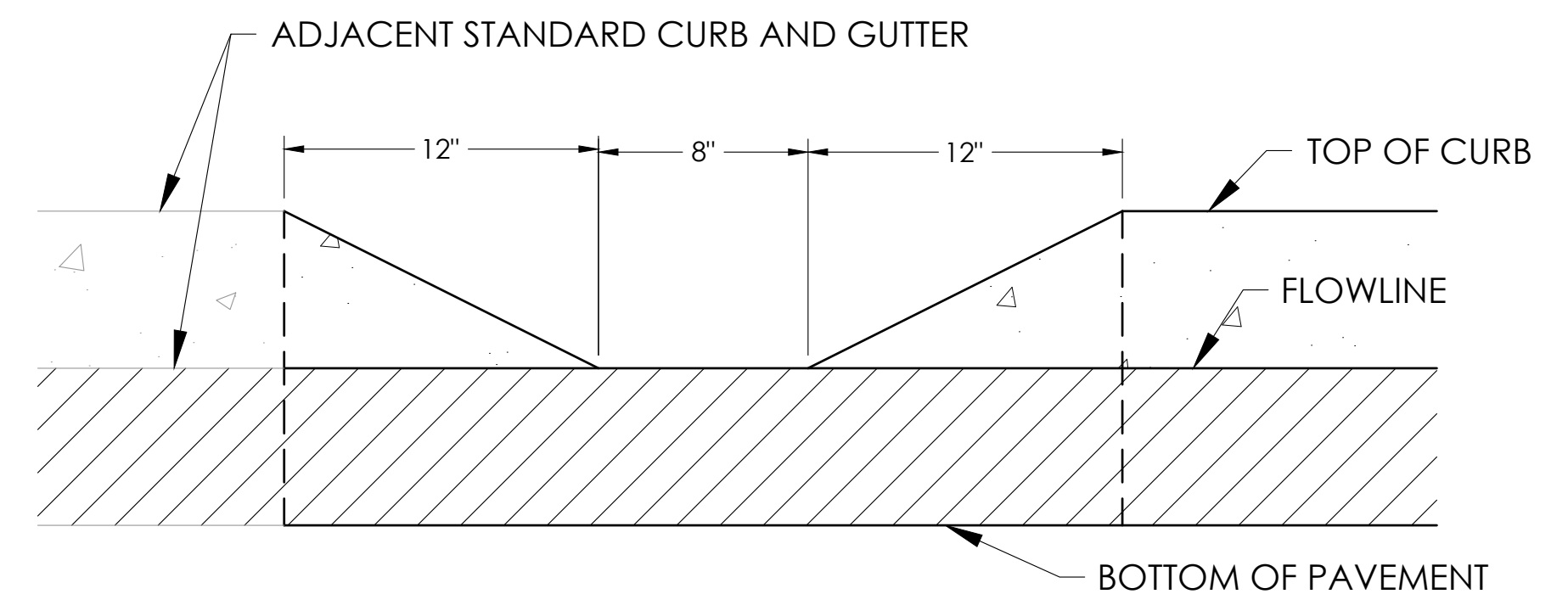
D ATRIUM/ DOME GRATE
SCALE: N.T.S.



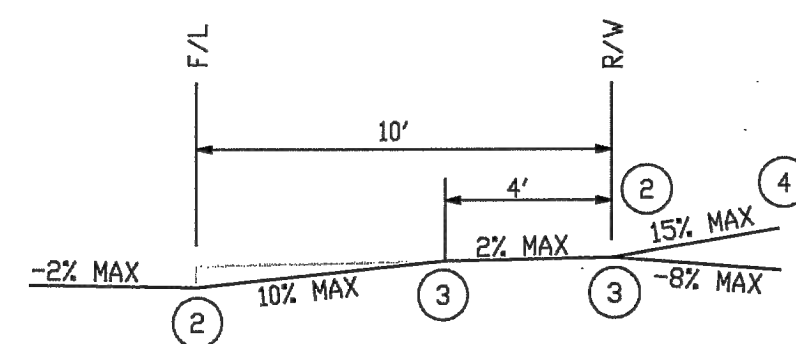
E PERFORATED OVERFLOW DRAIN
SCALE: N.T.S.



F BUBBLE-UP OVERFLOW STRUCTURE
SCALE: N.T.S.



G CURB CUT CROSS SECTION
SCALE: N.T.S.



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

1. GRADE-BREAK REFERS TO A SUDDEN CHANGE IN SLOPE SUCH AS AT THE FLOW LINE WHERE THE CHANGE FORMS A SAG AND AT THE RIGHT-OF-WAY WHERE THE DRIVEWAY MAY FORM A CREST OR A SAG.
2. SAG BREAKS SHALL BE LIMITED TO 15% TOTAL CHANGE IN SLOPE TO PREVENT SCRAPING OF VEHICAL BUMPERS.
3. CREST BREAKS SHALL BE LIMITED TO 10% TO PREVENT BOTTOMING OUT OF VEHICLE.
4. GRADES SHALL NOT EXCEED 15% FOR SHORT DRIVEWAYS. WHERE FIRE APPARATUS MAY BE EXPECT TO USE IT, THE DRIVEWAY GRADE SHALL BE APPROVED BY THE FIRE DEPARTMENT.

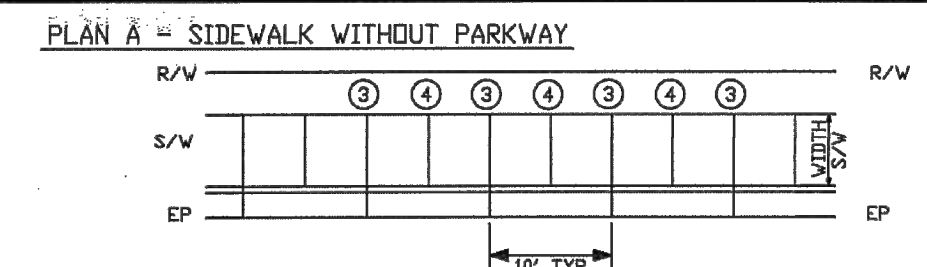
(REFER TO 1-010 FOR ADDITIONAL NOTES)

2. CONCRETE CURB SIDEWALKS AND CURB RAMPS SHALL BE CLASSIFIED 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.
3. 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.
4. 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.
5. 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 RETURN AT THE BEGINNING AND END OF EACH CURB PLACED, ON EACH SIDE OF DRAINAGE AND STRUCTURES SUCH AS DROP INLETS, AT UTILITY VAULTS AND PIPES, 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 5' SIDEWALK CLEARANCE AROUND ANY SIGNS, POLES, OR OTHER OBSTRUCTIONS.

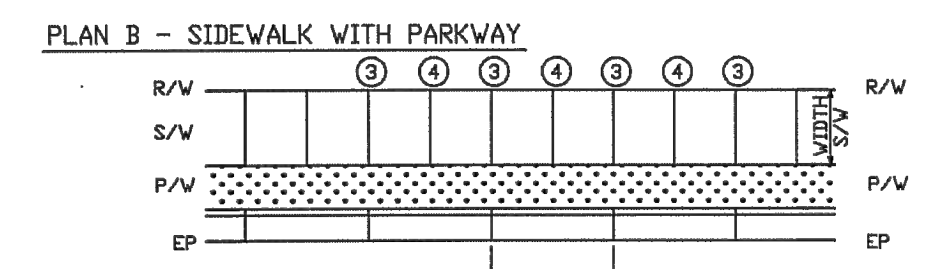
NOTES: (REFER TO 5-010 FOR ADDITIONAL NOTES)

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.



① TABLE A

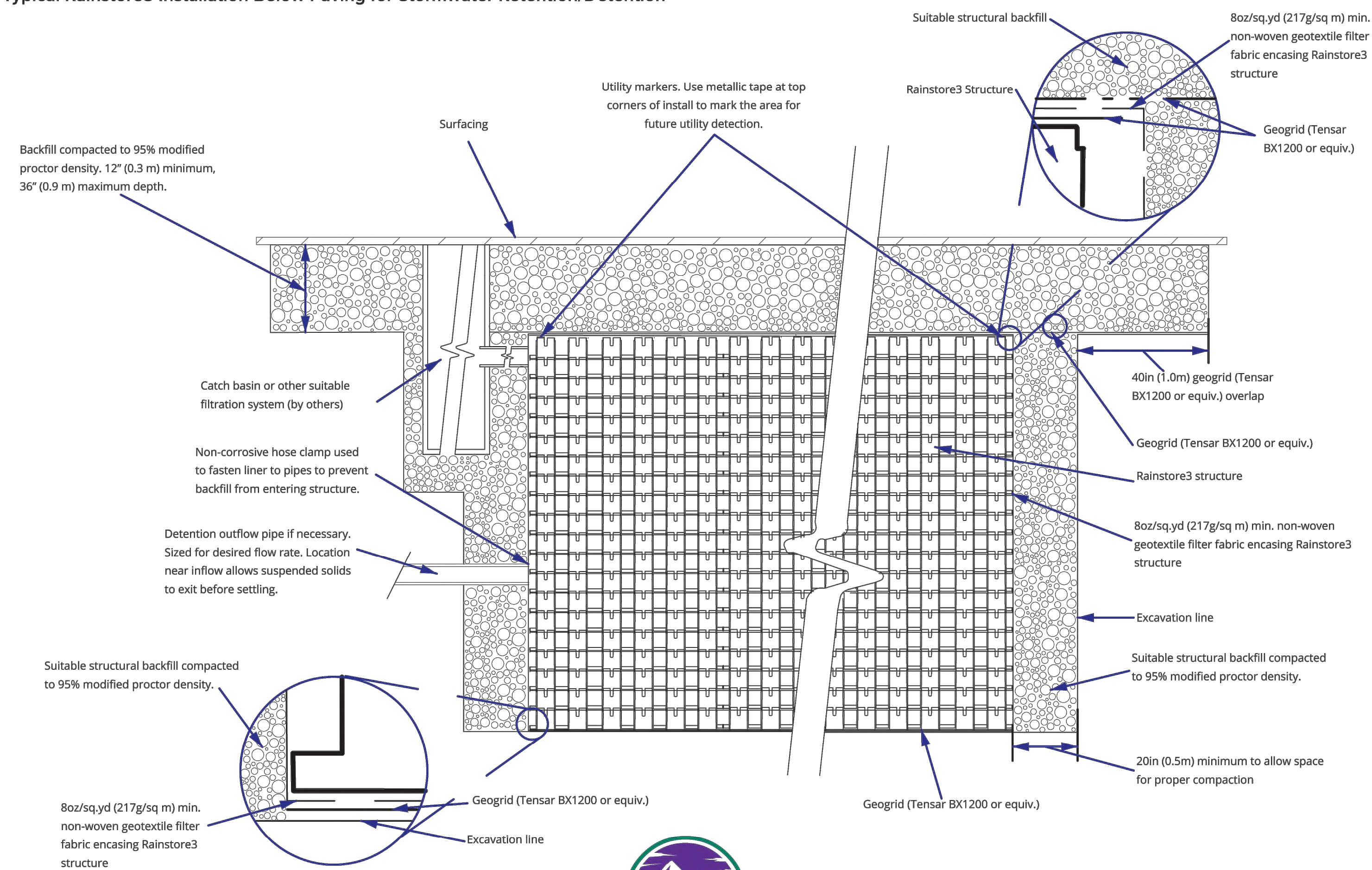
R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH	WIDTH	STANDARD CY/LF	MONOLITHIC CY/LF
MAJOR	6'-070	6'	9.5'	9.5'	0.116	0.124
60'	6'-030	5'	9.5'	6'	0.073	0.082
56'	6'-030	5'	9.5'	5'	0.061	0.069
RURAL	6'-030	4'	9.5'	4'	0.049	0.057



① TABLE B

R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH	WIDTH	STANDARD CY/LF
MAJOR	6'-070	5'	9.5'	9.5'	0.116
60'	6'-030	5'	9.5'	5'	0.061
56'	6'-030	5'	9.5'	4'	0.049
RURAL	6'-070	4'	9.5'		

RAINSTORE3 UNDERGROUND DETENTION SYSTEM
Typical Rainstore3 Installation Below Paving for Stormwater Retention/Detention



Not to Scale

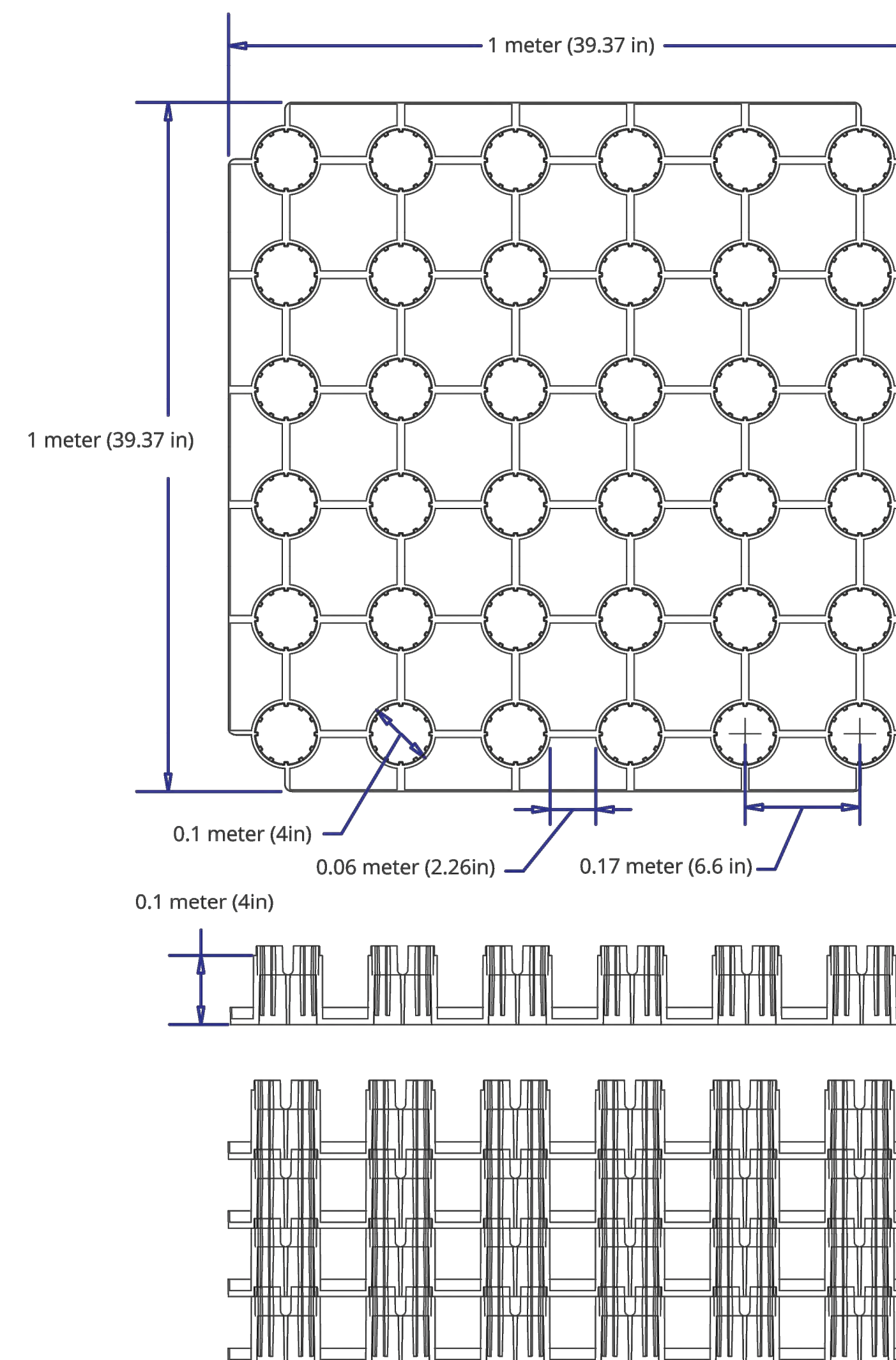
InvisibleStructures.com



303-233-8383

1 of 1

RAINSTORE3 UNIT DETAIL
Single Rainstore3 Injection Molded Unit - Geometry and Dimensions



Not to Scale

InvisibleStructures.com

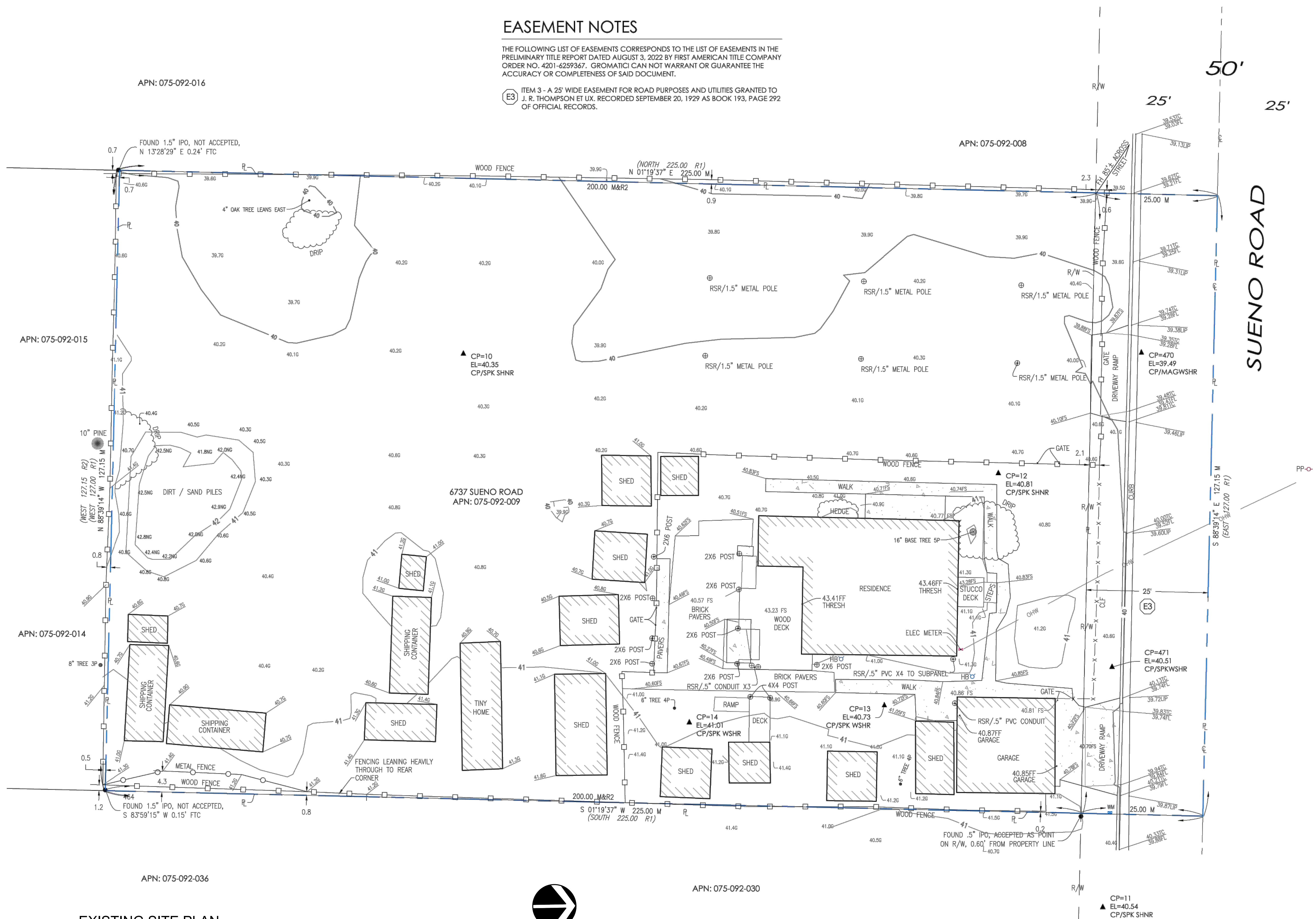


303-233-8383

1 of 1

THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED AUGUST 3, 2022 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4201-6259367. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.

E3 ITEM 3 - A 25' WIDE EASEMENT FOR ROAD PURPOSES AND UTILITIES GRANTED TO J. R. THOMPSON ET UX. RECORDED SEPTEMBER 20, 1929 AS BOOK 193, PAGE 292 OF OFFICIAL RECORDS.



DEMOLITION NOTE:

1. ALL EXISTING STRUCTURES, LANDSCAPE, AND IMPROVEMENTS ONSITE ARE PROPOSED FOR REMOVAL. THE SITE SHALL BE CLEARED AND GRUBBED.

SCALE: 1" = 10'-0"



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6727 SIJENO ROAD

6737 SUEÑO ROAD
GOLETA, CA 93117

EXISTING/DEMO PLAN

isions

Project Manager
1
Own By

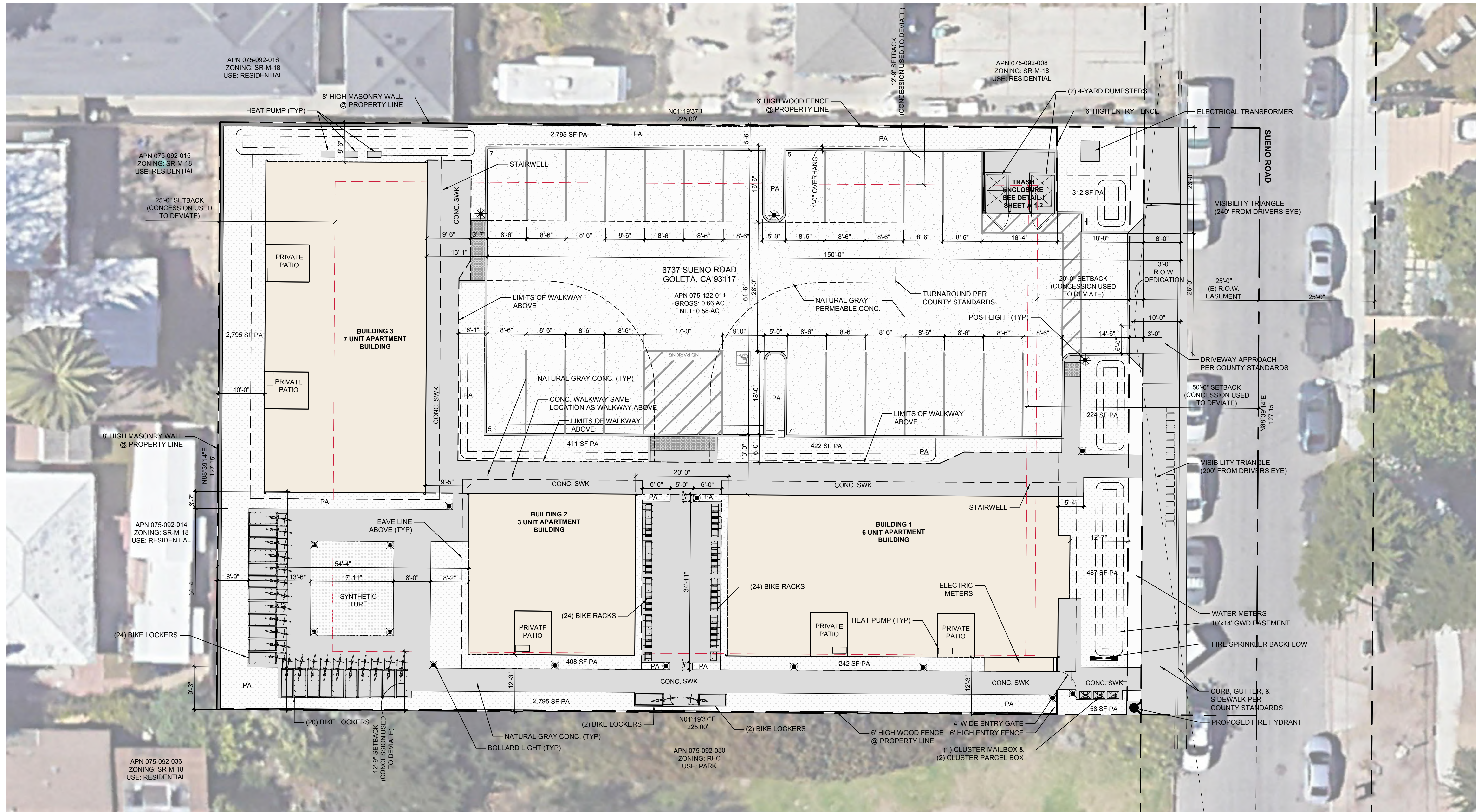
le
VARIES
at Date

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PROPOSED SITE PLAN

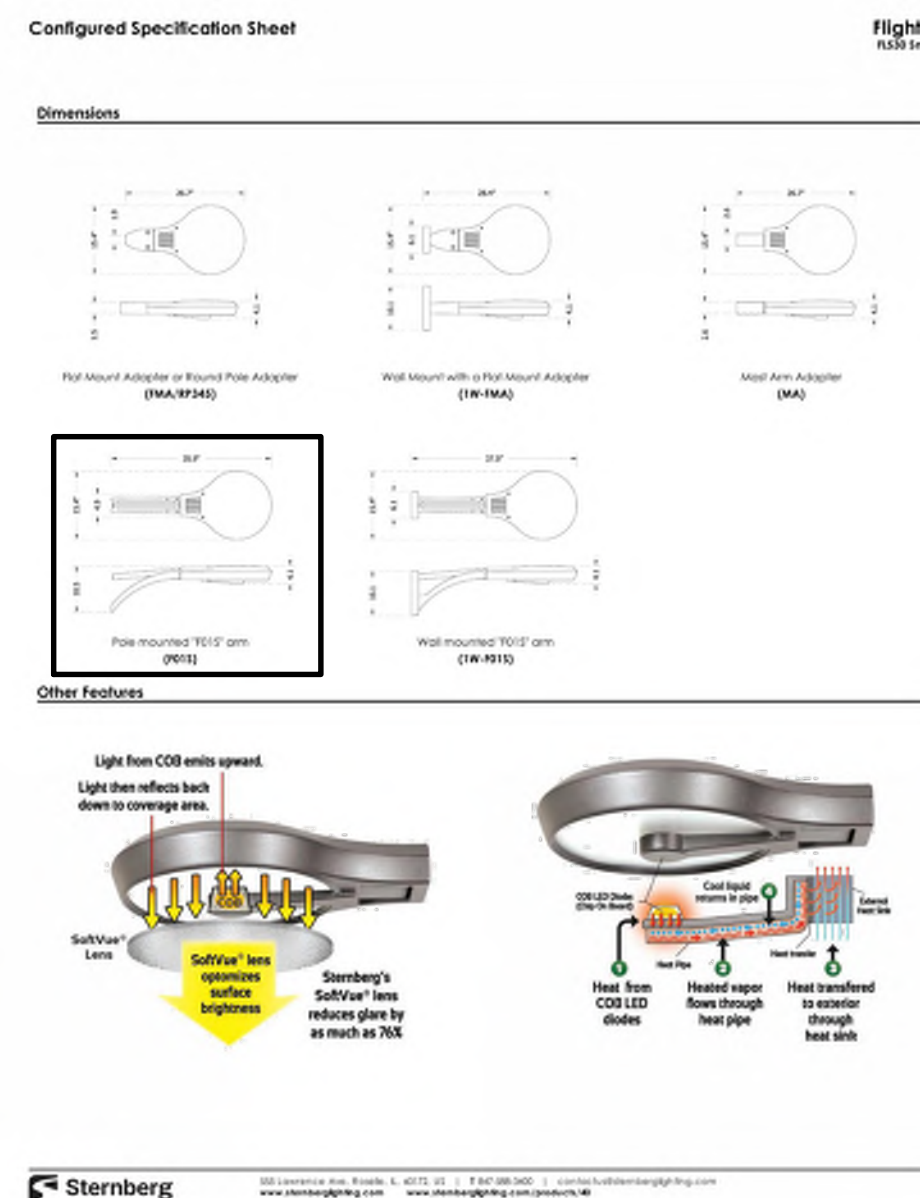
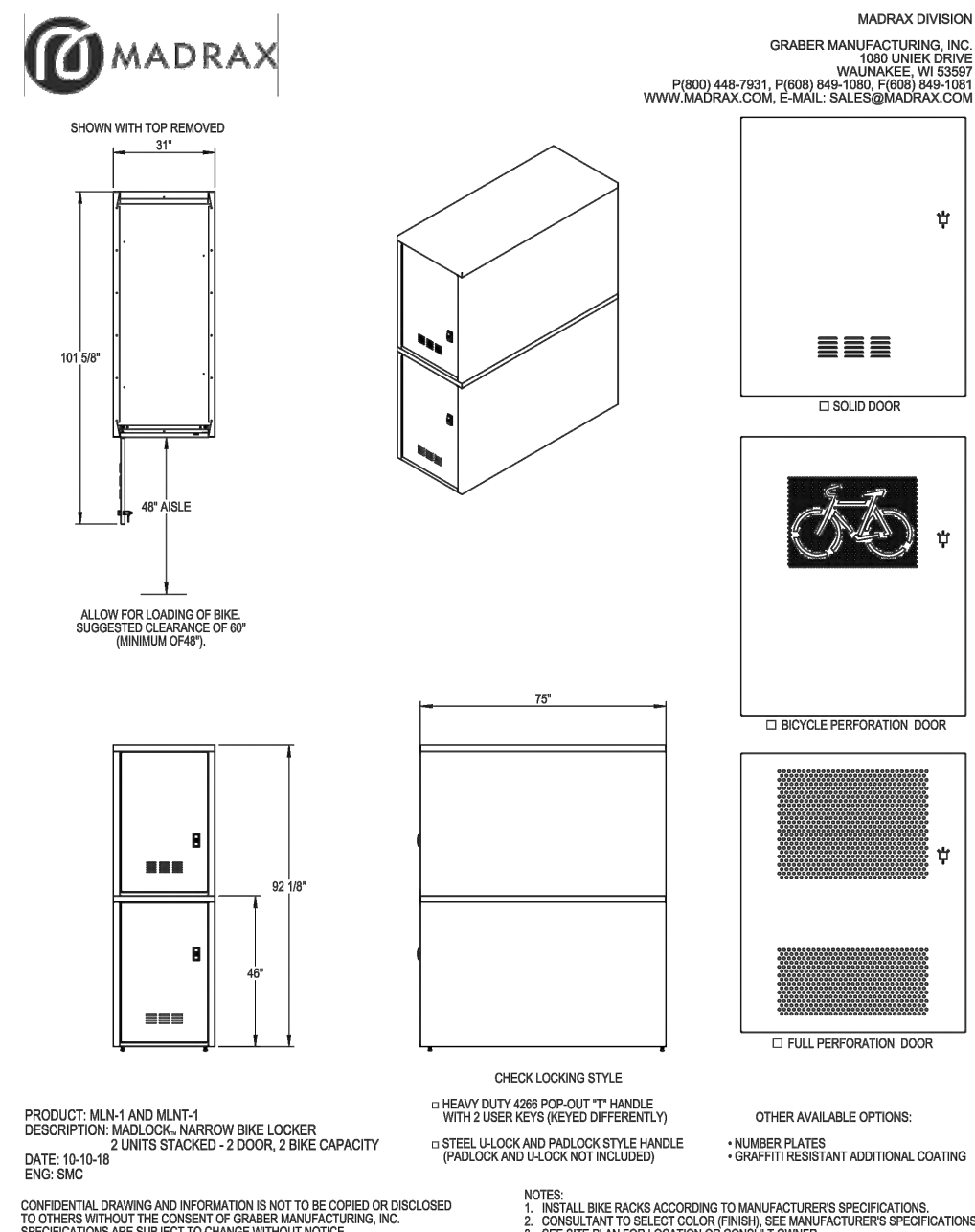
A-1.1



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"





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RESIDENTIAL APARTMENTS

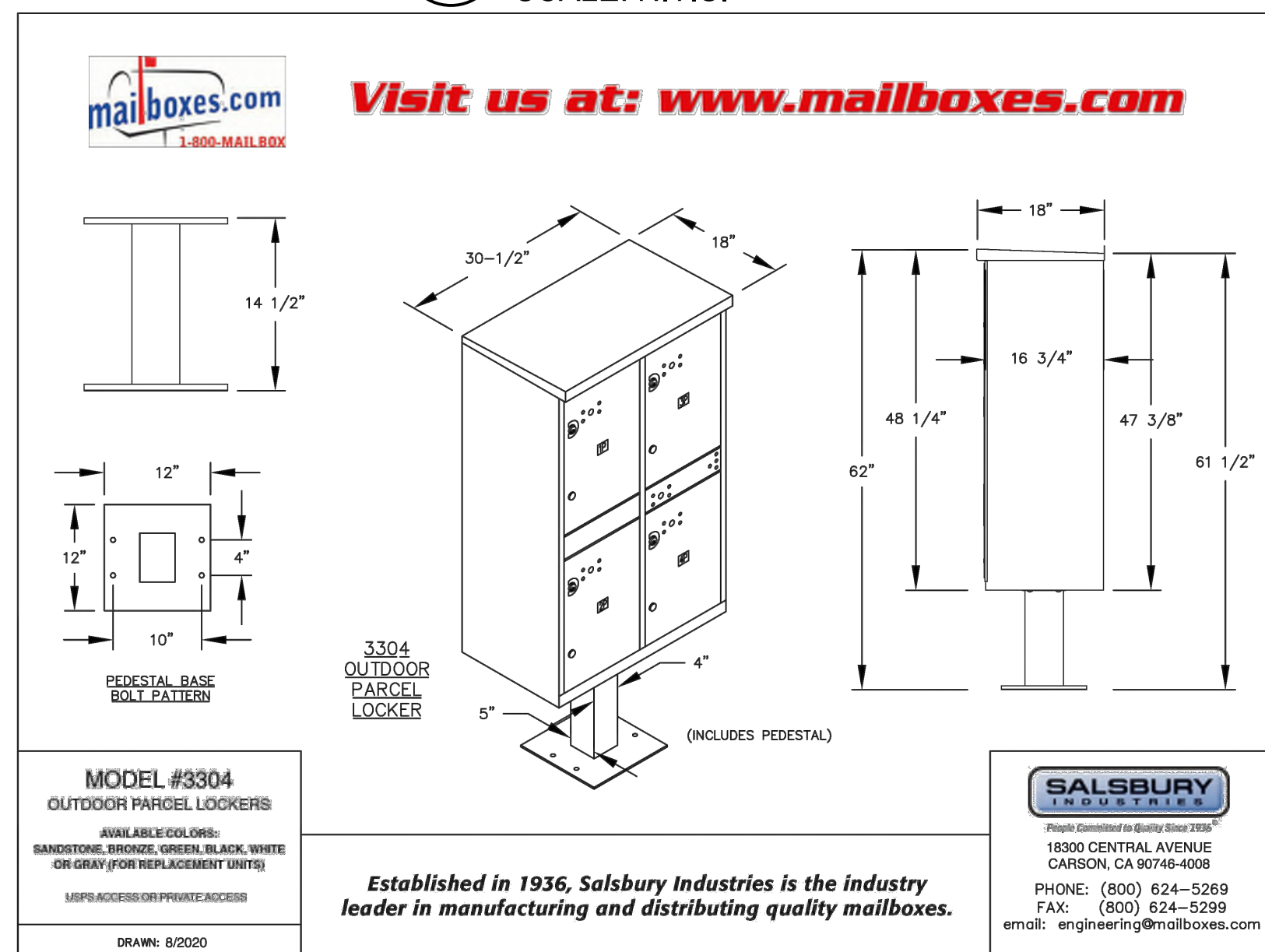
6737 SUENO ROAD
GOLETA, CA 93117

DETAILS AND SPECIFICATIONS

A-1.2

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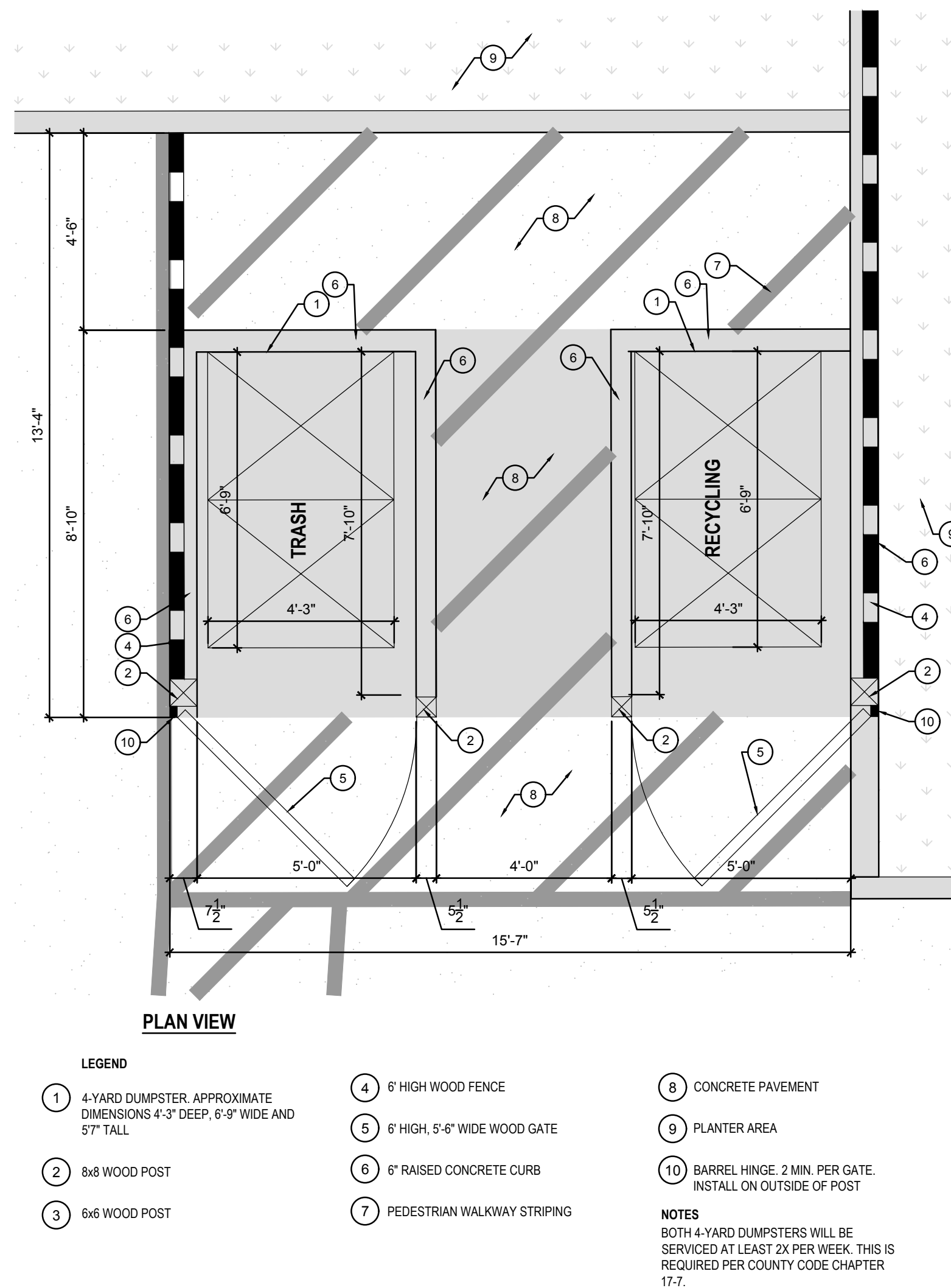
F PARKING LIGHT CUT SHEET

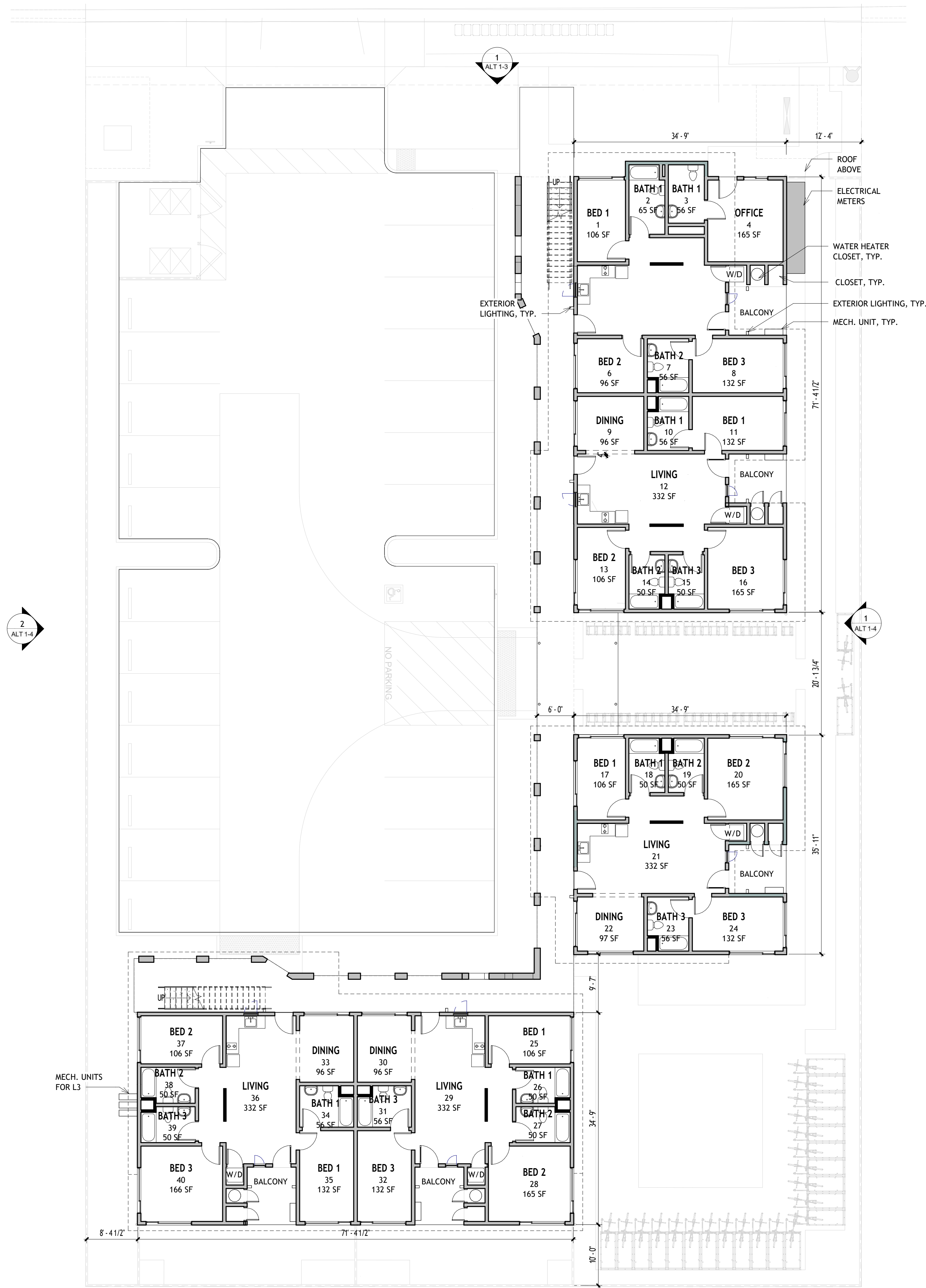


C PARCEL BOX CUT SHEET
SCALE: N.T.S.

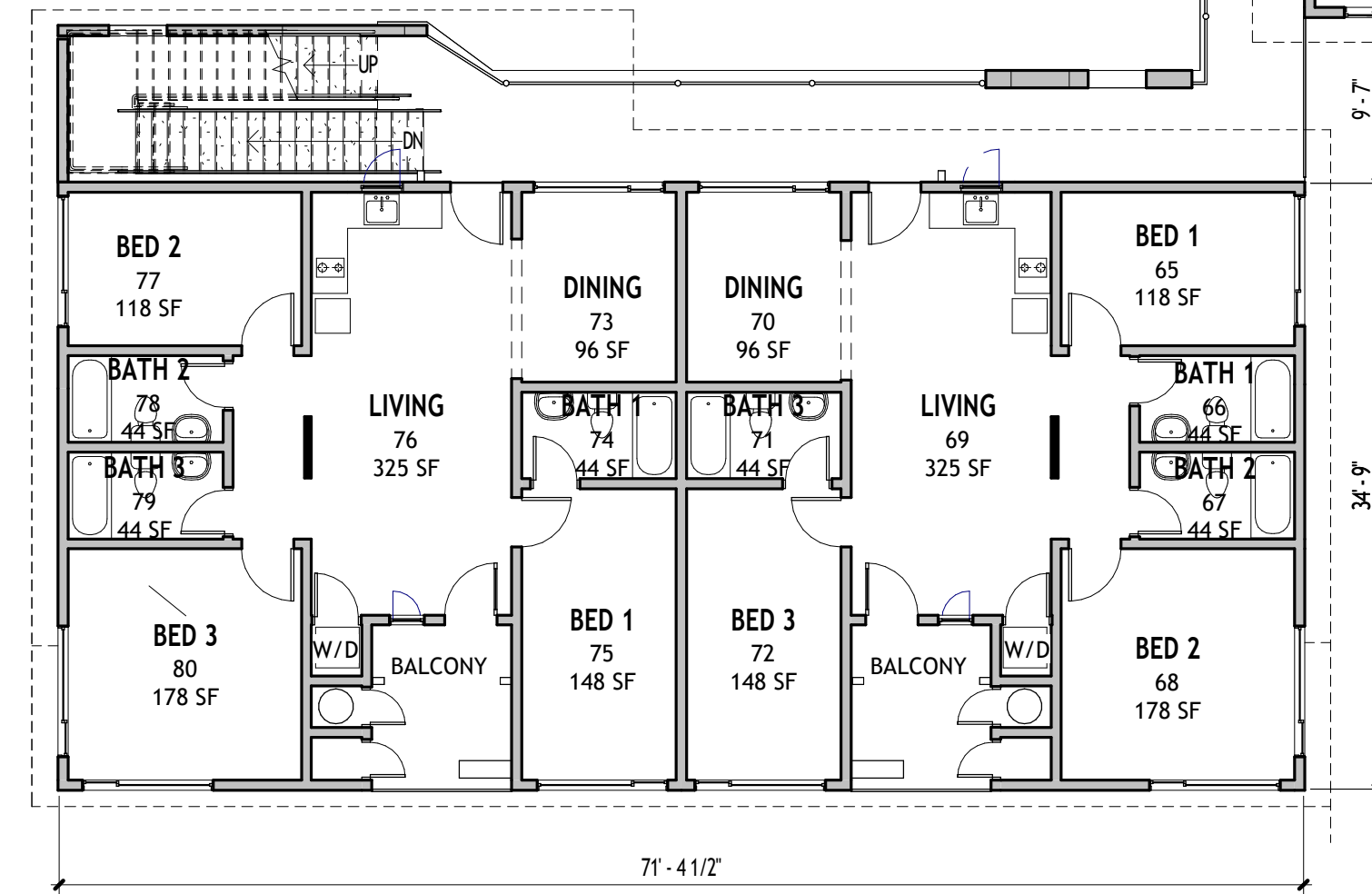


1 TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

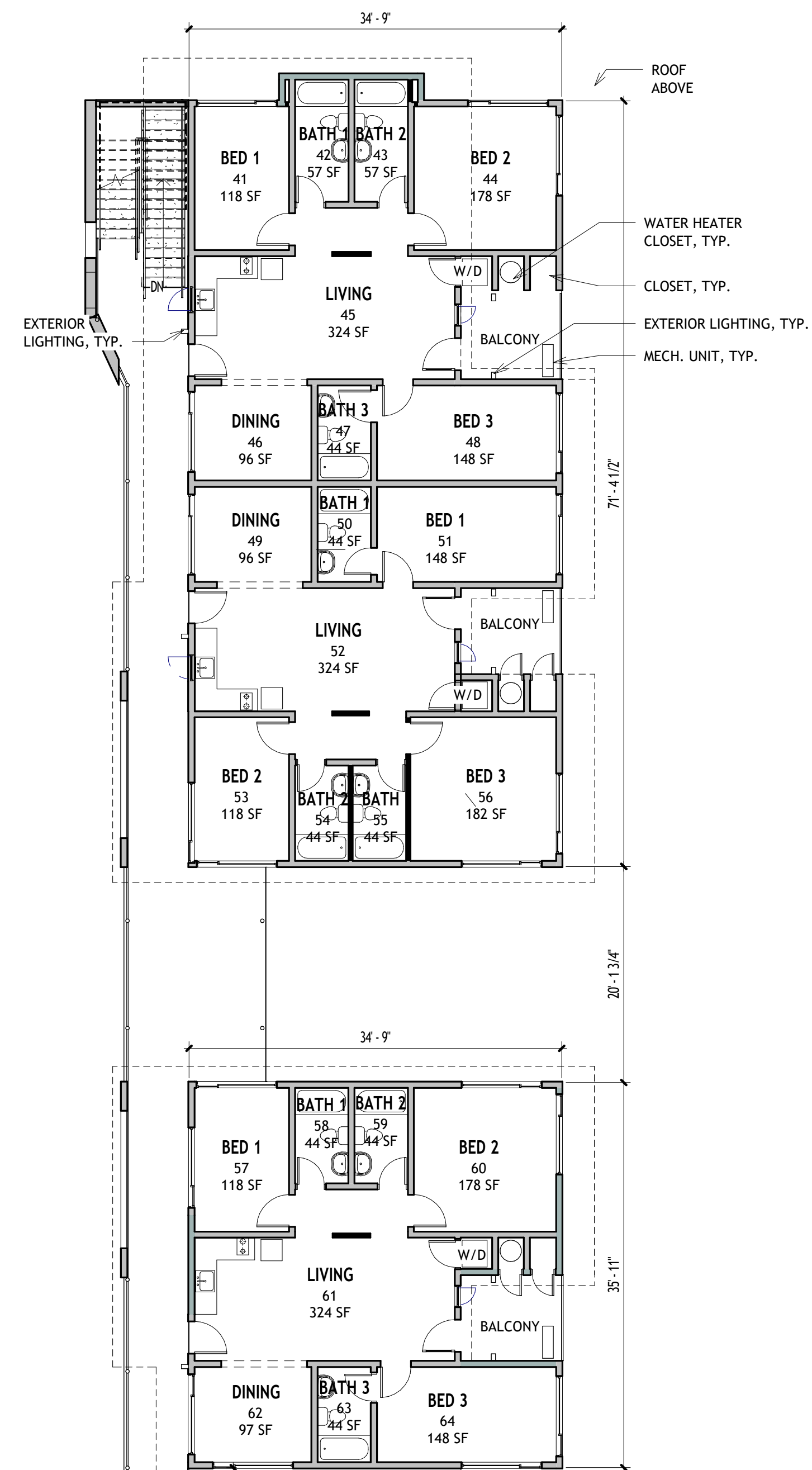




1 FLOOR PLAN LEVEL 1
1" = 10'-0"



2 FLOOR PLAN LEVEL 2
1" = 10'-0"



- 2x6 STUD WALL (@ 16" O.C.)
- 2x4 STUD WALL (@ 16" O.C.)
- 2x4 STAGGERED STUDS @ 12" O.C. WITH 1-HOUR RATED WALL ASSEMBLY (2x6 TOP & BOTTOM PLATES)
- MIN. 1-HOUR RATED WALL ASSEMBLY



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FLOOR PLAN LEVEL 1 & 2

Revisions

Project Manager
KN

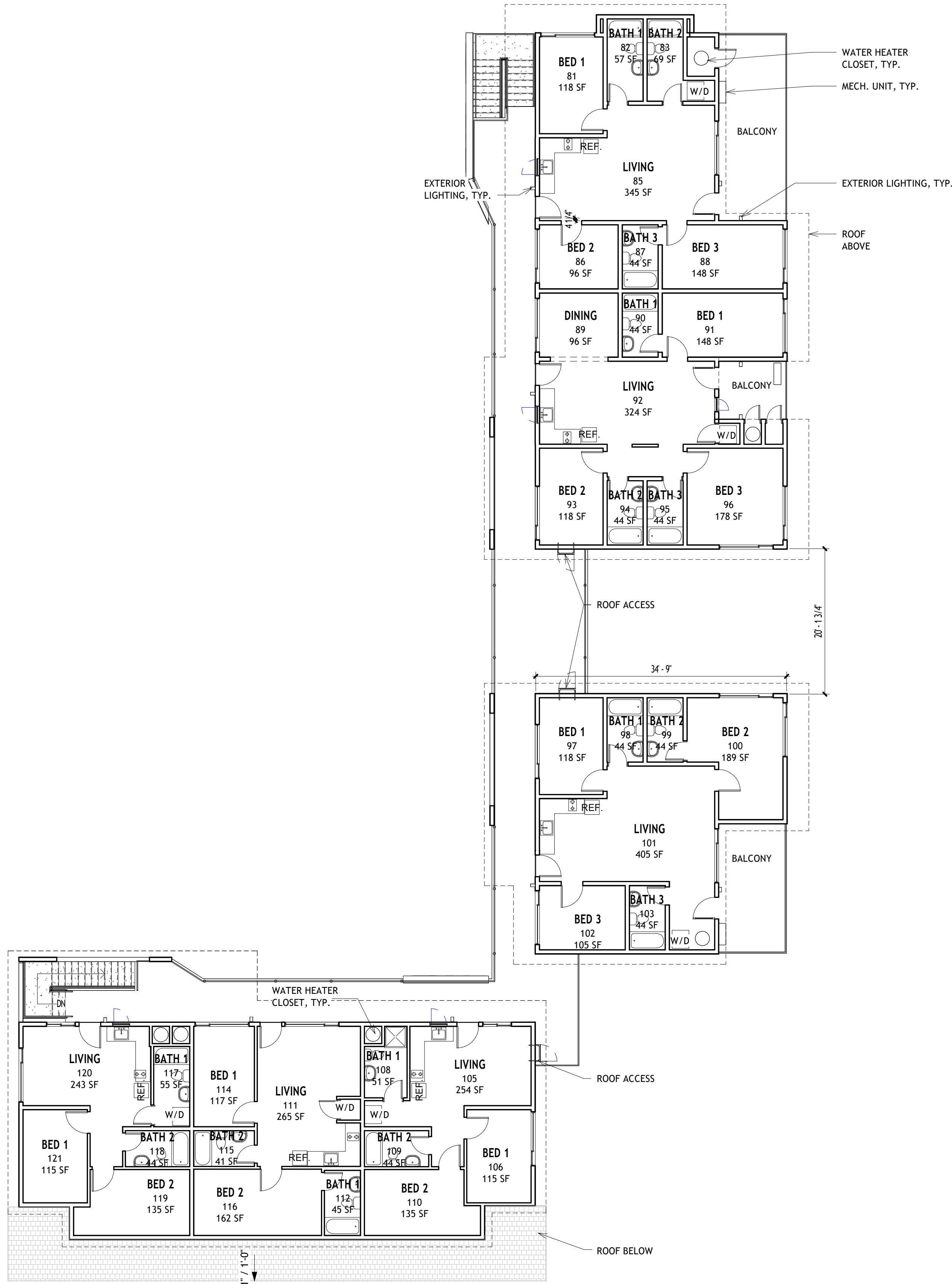
Drawn By

Scale

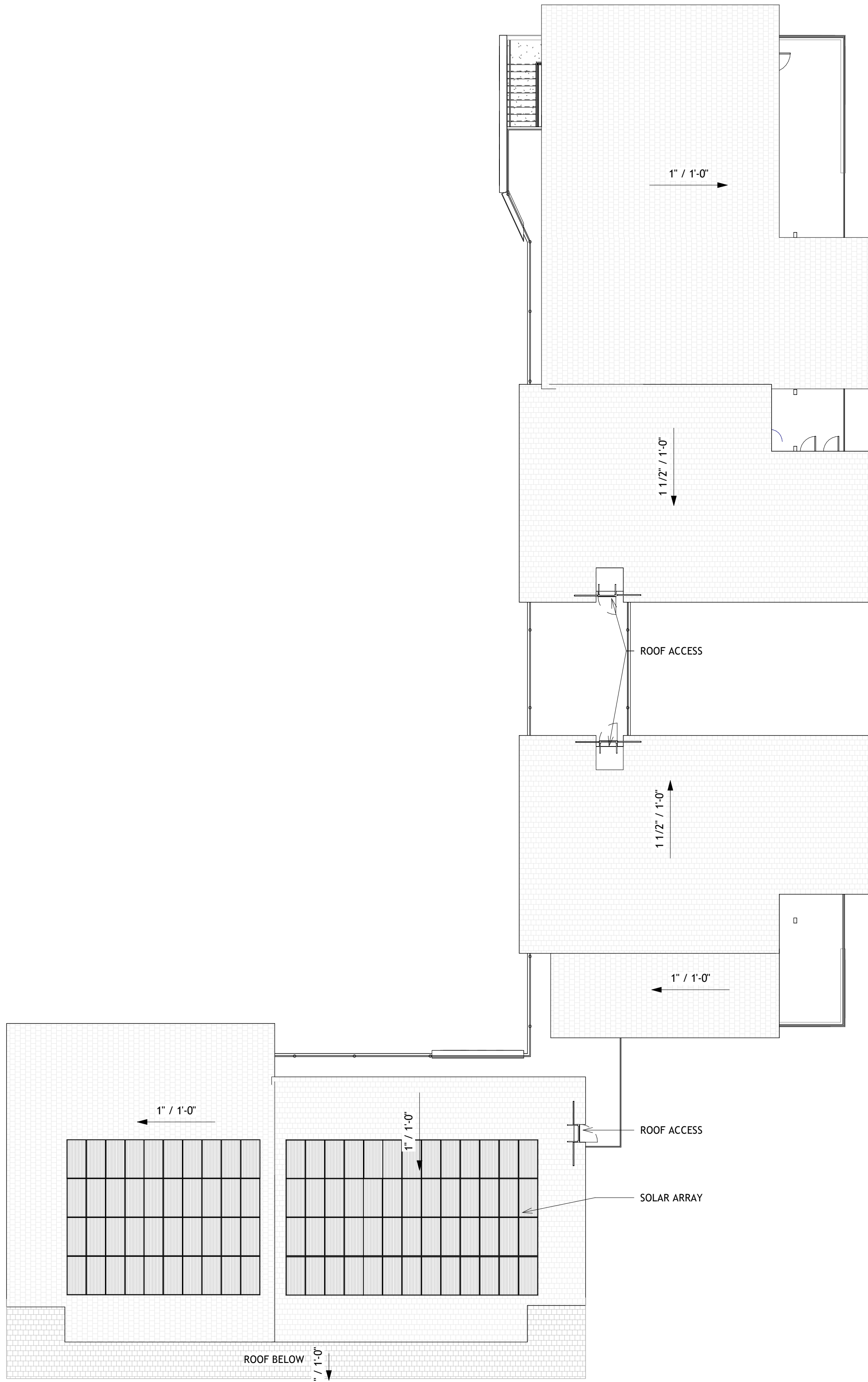
As indicated

Print Date

ALT 1-1



1 FLOOR PLAN LEVEL 3
1" = 10'-0"



2 ROOF PLAN
1" = 10'-0"

	= 2x6 STUD WALL (@ 16" O.C.)
	= 2x4 STUD WALL (@ 16" O.C.)
	= 2x4 STAGGERED STUDS @ 12" O.C. WITH 1-HOUR RATED WALL ASSEMBLY (2x6 TOP & BOTTOM PLATES)
	= MIN. 1-HOUR RATED WALL ASSEMBLY



1. PROPOSED NORTH ELEVATION

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



2. PROPOSED SOUTH ELEVATION

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

MATERIALS

PLASTER



SW 7742
Agate Green

SW 7103
Whitetail

TILE: ZIA TILE, POMELO ZEPPELIN + WHITE 8X8



TILE: TIL BAR, MARBELLA SMOKY GRAY
24X24 MATTE PORCELAIN TILE



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EXTERIOR ELEVATIONS - FULL SITE

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As indicated
Print Date

ALT 1-3



1. PROPOSED EAST ELEVATION

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



2. PROPOSED WEST ELEVATION

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



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EXTERIOR ELEVATIONS

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Print Date

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KEY



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1. PERSPECTIVE 2



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ALT 1-6



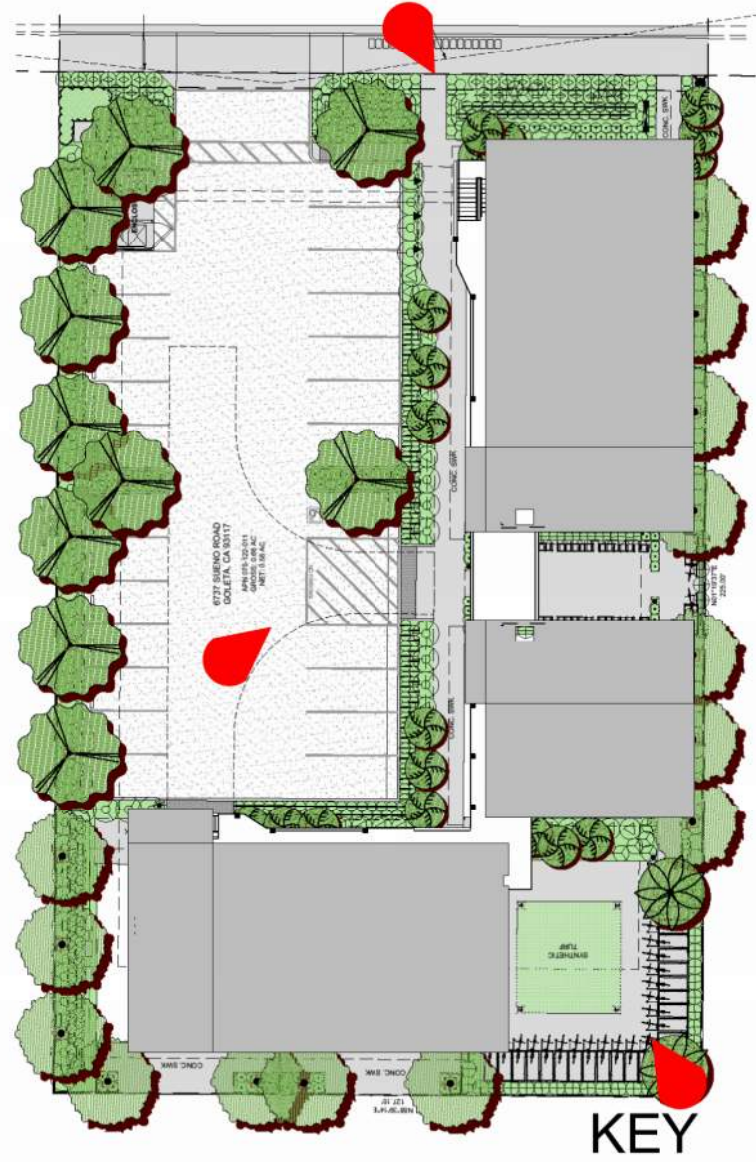
1. VIGNETTE 1 - SITE ENTRANCE



2. VIGNETTE 2 - ENTRANCE 2



3. VIGNETTE 3 - COMMON AREA



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VIGNETTES

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ALT 1-7

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Signature of Landscape Architect

3/11/25

Date

CERT OF COMPLETION NOTE

A CERTIFICATE OF COMPLETION IN ACCORDANCE WITH MWELO SECTION 492.9 WILL BE SUBMITTED FOR REVIEW/APPROVAL BY THE BUILDING AND SAFETY DIVISION PRIOR TO FINAL OCCUPANCY OF THE PROJECT (SEE MWELO APPENDIX C FOR SAMPLE). THE CERTIFICATE OF COMPLETION SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING:

- PROJECT INFORMATION
- CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE SINGER OF THE IRRIGATION DESIGN PLAN, OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE (NOTES: WHERE SIGNIFICANT CHANGES HAVE BEEN MADE IN THE FIELD DURING INSTALLATION, AN "AS-BUILT" PLAN SHALL BE INCLUDED WITH THE CERTIFICATION. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES)
- IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER (SEE MWELO SECTION 492.10)
- LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE (SEE MWELO SECTION 492.11)
- IRRIGATION AUDIT REPORT (SEE MWELO SECTION 492.12)
- SOIL ANALYSIS REPORT (IF NOT PREVIOUSLY SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE)

PLANTING NOTES:

- Shrub layout as shown on plan indicates "shrub masses." Quantities are as shown on legend, on-center spacing as shown on legend. Contractor to verify quantities based on spacing and add additional plant material (at no additional cost to the owner) required to maintain design intent due to existing site conditions not anticipated during design. Layout/spacing shall be as shown on plan or legend. Landscape architect to approve final layout in field prior to installation.
- Contractors shall notify the landscape architect of site conditions which prevent installation per plans and specifications.
- Contractor shall be liable for removing and re-installing irrigation equipment, and replanting areas which are not installed per plan and specifications.
- Refer to planting specifications for inspection/certification schedule.
- Irrigation system shall be installed and operational prior to installation of plant materials.
- Trees and shrubs shall be planted after concrete placement, but not before irrigation coverage test no. 1 has been approved. (see specifications).
- Place trees between irrigation heads wherever possible.
- Shredded mulch installation: Install shredded mulch in all shrub and groundcover areas per specifications unless otherwise indicated on plans.
- Contractor is responsible for all repairs and/or replacement of any damaged landscape areas beyond the limit of work, including repairing any irrigation lines/sprinkler heads, that is a direct result of the landscape construction and/or his sub-contractor. Replacement items shall be exact duplication of original work or plants, unless otherwise approved by the landscape architect.
- Clean-up shall take place on a daily basis unless otherwise approved by the owner's representative.
- It is the contractor's responsibility to maintain all grades and flow lines as shown on the grading plan. Where sod is to be installed on a swale, the finish grade must be adjusted so the sod does not restrict the flow.
- Landscape contractor shall take soil samples from the site. The samples shall be taken at a depth of 12" after rough grading and submitted to an approved soil and plant laboratory for agricultural suitability testing. The cost of testing shall be included in the contractor's bid.
- The recommendations of the soil report shall supersede the soil preparation and backfill mix specifications (see specifications). The contractor shall submit a copy of all soils reports to the landscape architect prior to modification of these specifications. The contractor shall submit a copy of all soil reports with the Certificate of Completion.
- Backflow shall be enclosed in cage and/or screened within landscape planting area.

APN 075-092-015
ZONING: SR-M-18
USE: RESIDENTIAL

APN 075-092-016
ZONING: SR-M-18
USE: RESIDENTIAL

APN 075-092-008
ZONING: SR-M-18
USE: RESIDENTIAL

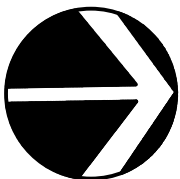
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ZONING: SR-M-18
USE: RESIDENTIAL

APN 075-092-036
ZONING: SR-M-18
USE: RESIDENTIAL

APN 075-092-030
ZONING: REC
USE: PARK

PRELIMINARY LANDSCAPE PLAN

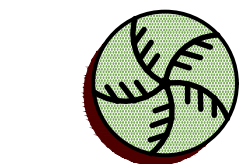
SCALE: 1" = 10'-0"



NORTH

PLANTING LEGEND:

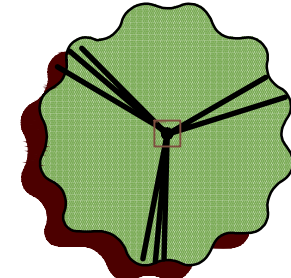
SYMBOL
CALLOUT BOTANICAL NAME
COMMON NAME
TREES



Archontophoenix alexandrae King Palm

8' Min
BTH

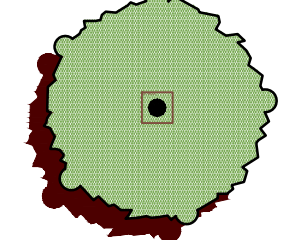
As Shown L



Melaleuca quinquenervia Paperbark Tree

24" Box

As Shown L

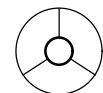


Podocarpus gracilior Fern Podocarpus

24" Box

As Shown L

SYMBOL
CALLOUT BOTANICAL NAME
COMMON NAME
SHRUBS



Phormium tenax New Zealand Flax

5 Gal

60" O.C.

L

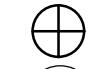


Agapanthus 'Peter Pan' Dwarf Lily of the Nile

1 Gal

24" O.C.

L



Nandina domestica Heavenly Bamboo

1 Gal

36" O.C.

L



Strelitzia reginae Bird of Paradise

1 Gal

48" O.C.

L



Agave attenuata Fox Tail Agave

5 Gal

36" O.C.

L

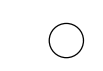


Rhipiolepis umbellata 'Minor' Dwarf Yeddo Hawthorn

1 Gal

36" O.C.

L



Carex divulsa European Grey Sedge

1 Gal

24" O.C.

L

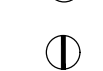


Festuca mairei Atlas Fescue

1 Gal

24" O.C.

L



Juncus patens California Gray Rush

1 Gal

24" O.C.

L



Carissa macrocarpa 'Prostrata' Ground Cover Natal Plum

1 Gal

36" O.C.

L



Senecio serpens Blue Chalksticks

Flats

9" O.C.

L



Ficus pumila Creeping Fig

1 Gal

As Shown

L



Trachelospermum jasminoides Star Jasmine

1 Gal

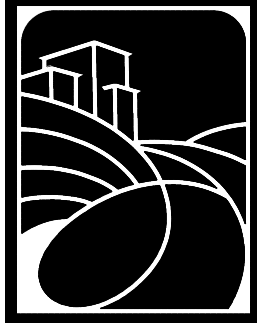
As Shown

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SOIL AMENDMENT NOTE 1:
Regardless of the recommendations as a result of the required soils testing, the soil amendment "Tri-C Humate" available from TRI-C Enterprises and distributors or approved equal shall be top dressed and incorporated into the soil at a rate of 10 LBS./1,000SF

SOIL AMENDMENT NOTE 2:
Regardless of the recommendations as a result of the required soils testing, compost at a rate of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

MULCH NOTE:
Contractor shall install a 3" layer of mulch in all shrub and groundcover areas unless otherwise noted.



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PRELIMINARY LANDSCAPE PLAN

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VARIES

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L-1.0



Archontophoenix alexandrae
King Palm



Melaleuca quinquenervia
Paperbark Tree



Podocarpus gracilior
Fern Podocarpus



Ficus pumila
Creeping Fig



Juncus patens
California Gray Rush



Festuca mairei
Atlas Fescue



Phormium tenax 'Rainbow Sunrise'
New Zealand Flax



Agapanthus 'Peter Pan'
Dwarf Lily of the Nile



Nandina domestica
Heavenly Bamboo



Agave attenuata
Fox Tail Agave



Strelitzia reginae
Bird of Paradise



Raphiolepis umbellata 'Minor'
Dwarf Yeddo Hawthorn



Carissa macrocarpa 'Prostrata'
Ground Cover Natal Plum



Carex divulsa
European Grey Sedge



Senecio serpens
Blue Chalksticks



Trachelospermum jasminoides
Star Jasmine



ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

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RESIDENTIAL APARTMENTS

6737 SUENO ROAD
GOLETA, CA 93117

PLANT MATERIAL PHOTOS

Revisions

Project Manager
KN

Drawn By

Scale
VARIES

Print Date