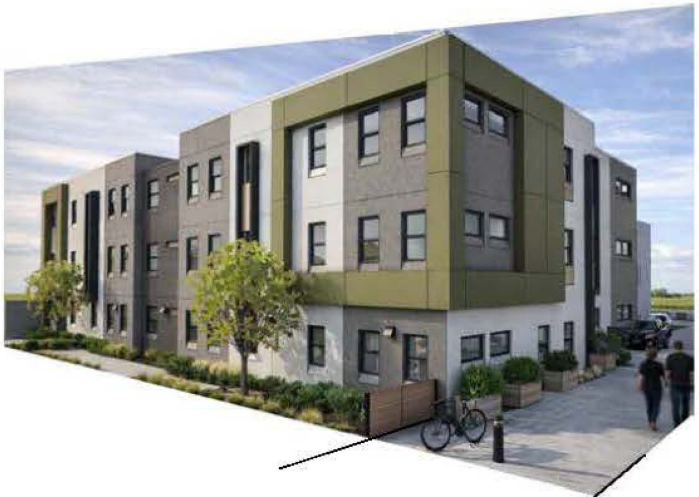
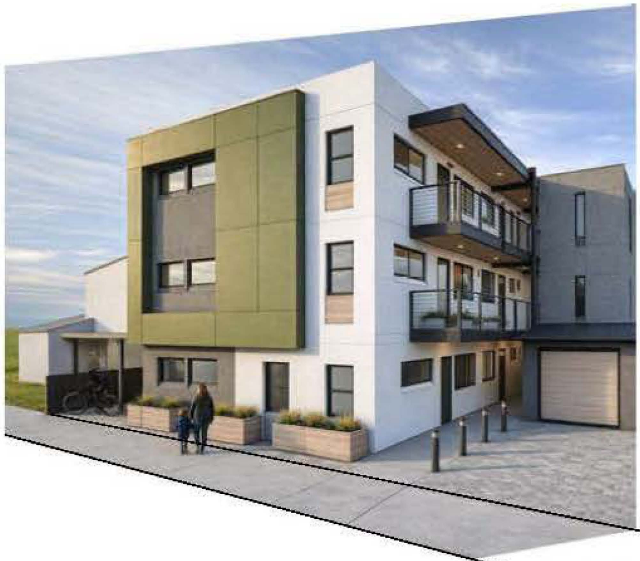




NEW OFF-CAMPUS STUDENT APARTMENTS

6722 SABADO TARDE ROAD, GOLETA, CA 93117

DESIGNED FOR: SABADO TARDE PARTNERS LLC BY HAB DESIGN GROUP

SITE SUMMARY

PARCEL INFORMATION

PROJECT ADDRESS:	6722 Sabado Tarde Rd, Goleta, CA 93117
APN:	075-142-019
JURISDICTION:	Santa Barbara County
BASE ZONING:	SR-M-18
GENERAL PLAN DESIGNATION:	N/A
ZONING OVERLAY:	COASTAL ZONE
CLIMATE ZONE:	6
HOA:	N/A
EXISTING LAND USE:	Residential
PROPOSED LAND USE:	Residential
ZONING PERMIT TYPE:	N/A
MAX. HEIGHT PER ZONING:	35'

SITE HAZARD ASSESSMENT

FIRE RESPONSIBILITY AREA:	LOCAL (LRA)
FIRE ZONE DESIGNATION:	NON-VHFZ
WILDLAND URBAN INTERFACE:	NA
FAULT HAZARD AREA:	NO
RISK CATEGORY:	II
SEISMIC DESIGN CATEGORY:	D
FLOOD ZONE DESIGNATION:	NO FLOOD ZONE

BUILDING SUMMARY

GENERAL BUILDING CONFIGURATION

NUMBER OF STORIES:	2
CONSTRUCTION TYPE:	VB
STRUCTURAL RISK CATEGORY:	II
FIRE SPRINKLERS REQUIRED:	YES
FIRE SPRINKLER TYPE:	13D

ALLOWABLE STORIES, HEIGHT & AREA (CBC TABULAR VALUES)

USE DESCRIPTION	OCC 303-314	STORIES CBC 504.4	HEIGHT* CBC 504.3	AREA** CBC 506.2
3 STORY DWELLING	R-2	3	60	21,000

MOST RESTRICTIVE HEIGHT & AREA

	HEIGHT		AREA	
OCC	ALLOWED*	PROPOSED	ALLOWED**	PROPOSED
R-2	60'	30'	21,000	2,4[illegible]

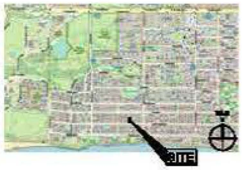
*HEIGHT MAY BE GOVERNED BY LOCAL ZONING. REFER TO "BUILDING HEIGHT SUMMARY"

**ALLOWABLE AREA MAY BE INCREASED REFER TO "BUILDING AREA INCREASE"

PROJECT DESCRIPTION

THE PROJECT INCLUDES A [illegible] OF AN EXISTING DUPLEX TO CREATE A NEW [illegible] [illegible] DWELLING. CONSTRUCTION INCLUDES [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] OF THE BUILDING, [illegible] OF A [illegible] ENCLOSURE, COMPLETE FLATWORK, AND LANDSCAPING.

VICINITY MAP



PROJECT DATA

GROSS SQUARE FOOTAGE: [illegible] SF

NET SQUARE FOOTAGE: [illegible] SF

FLOOR AREA OF EXISTING STRUCTURES: ~1,[illegible] SF

AREA OF LANDSCAPING: [illegible] SF

DIRECTORY

PROPERTY OWNER:
SABADO TARDE PARTNERS LLC
PO BOX [illegible]
SANTA BARBARA, CA [illegible]

CIVIL:
FLOWERS & ASSOCIATES, INC.
[illegible] STREET
SANTA BARBARA, CA [illegible]
REP: KELLY [illegible]
P: [illegible]
E: [illegible]

ARCHITECT:
HAB DESIGN GROUP
[illegible]
ARROYO GRANDE, CA [illegible]
REP: C.J. [illegible]
P: [illegible]
E: [illegible]

SHEET INDEX

DP1	TITLE SHEET
DP2.1	EXISTING SITE & DEMO PLAN
DP2.2	PROPOSED SITE PLAN
DP2.3	SCHEMATIC ROOF PLAN
DP2.4	FIRE ACCESS PLAN
DP3	SCHEMATIC FLOOR PLAN
DP4.1	ELEVATIONS
DP4.2	ELEVATIONS
DP4.3	ELEVATIONS / PERSPECTIVES
C-1	TITLE
C-2	GENERAL NOTES & SPECIFICATIONS
C-3	PLAN
C-4	CUT & FILL MAP
CD-1	DETAILS
EC-1	EROSION CONTROL PLAN
SWP-1	STORMWATER CONTROL PLAN EXHIBIT
L1	LANDSCAPE PLAN

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ARCHITECTS
DESIGNERS
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134 W. BRANCH ST. SUITE B
ARROYO GRANDE, CA 93420
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C.J. HOSSTAN
ARCHITECT OF RECORD

NEW CONSTRUCTION FOR
6722 SABADO TARDE
6722 SABADO TARDE ROAD, GOLETA, CA 93117 (APN 075-142-019)

TITLE SHEET

REVISIONS
△ – –

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1ST SUB. DATE	DATE
JOB NUMBER	JOB#
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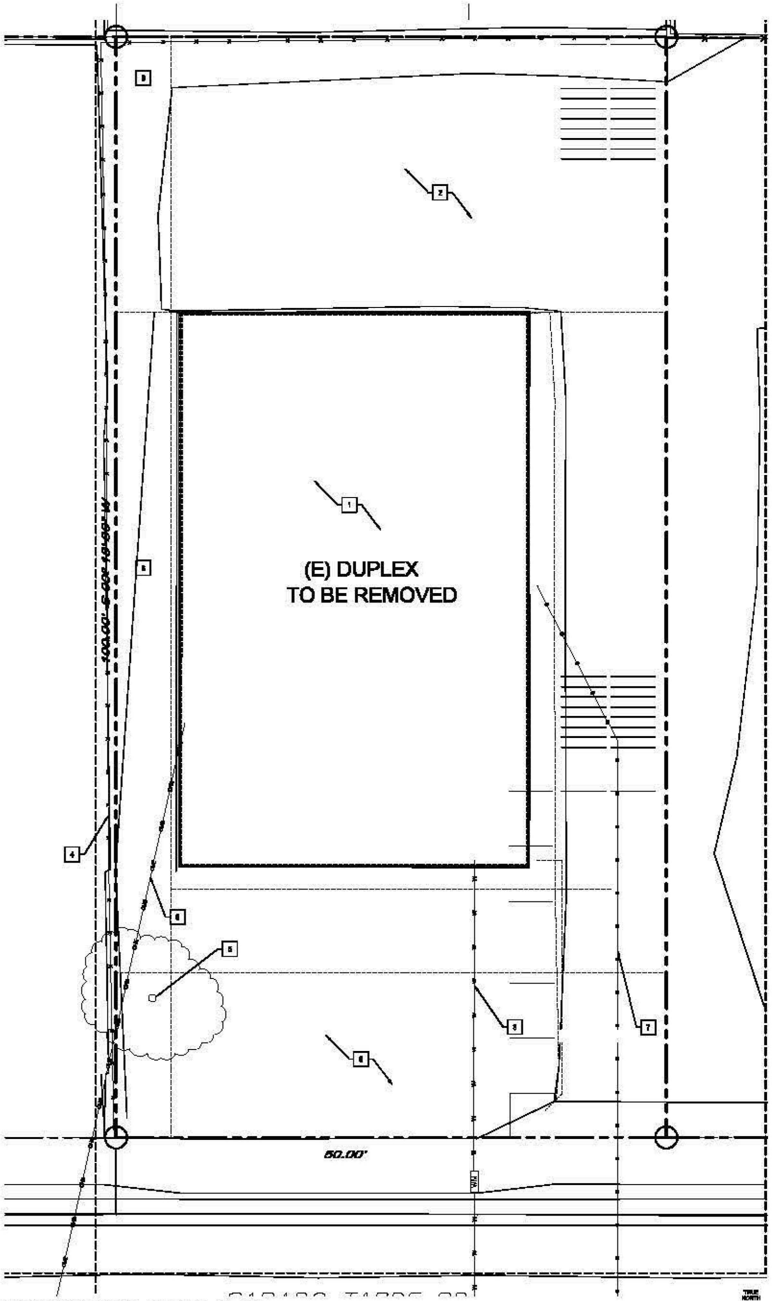
DP1
SHEET NUMBER



EXISTING SITE / DEMO PLAN

SCALE: 3/16" = 1'-0"

REFERENCE NOTES

1. EXISTING BUILDING TO BE REMOVED
2. EXISTING ASPHALT AREA TO BE REMOVED
3. REMOVE EXISTING WATER LINE
4. EXISTING FENCING TO BE REMOVED
5. EXISTING 6" DIA. ASH TREE TO BE REMOVED
6. OVERHEAD ELECTRIC TO BE REMOVED
7. SEWER LINE TO BE RECONFIGURED
8. EXISTING LANDSCAPE

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EXISTING SITE & DEMO PLAN

REVISIONS
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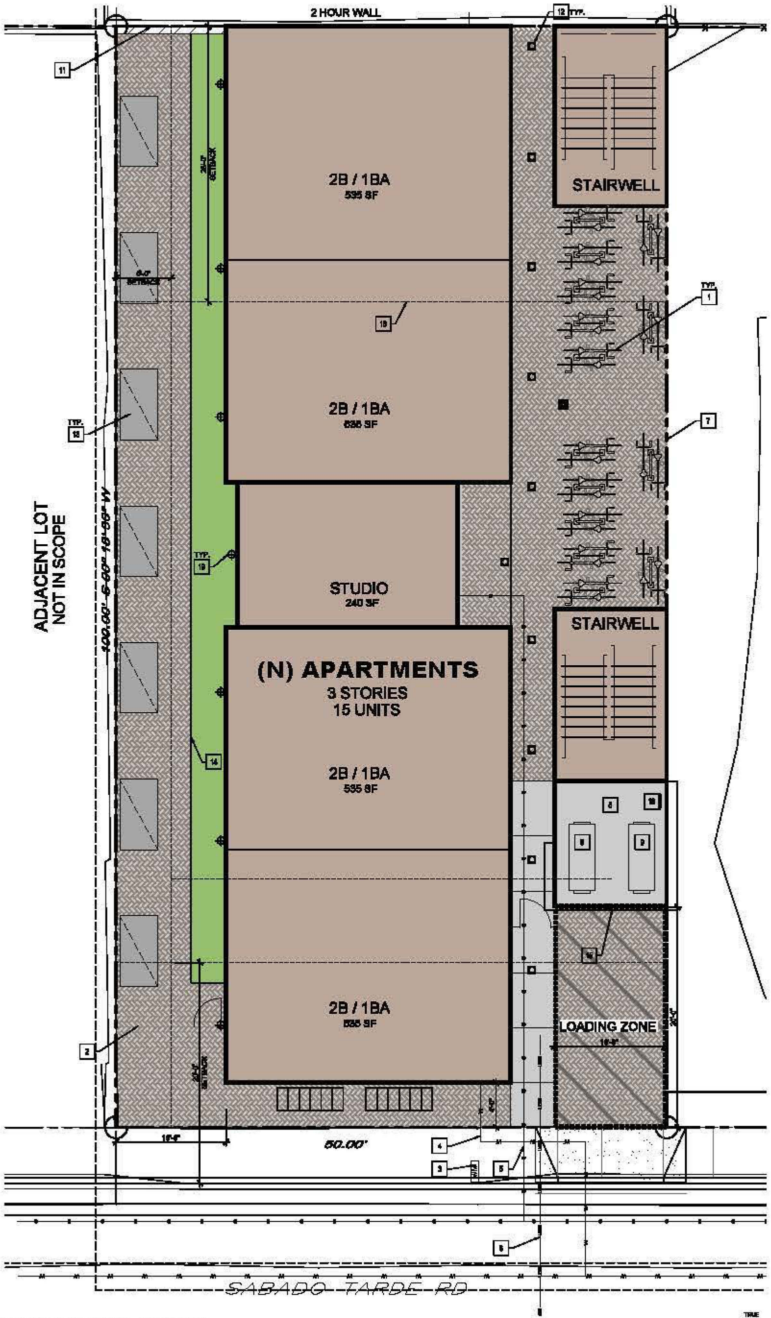
DP2.1

SHEET NUMBER



PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

TRUE NORTH

SITE PLAN KEYNOTES

1. (N) BICYCLE PARKING
2. (N) 6' TALL WOOD FENCING
3. (E) WATER METER TO BE REPLACED WITH NEW MASTER WATER METER
4. (E) WATER UTILITY LINE RECONFIGURED
5. (E) SEWER UTILITY LINE RECONFIGURED
6. (N) UNDERGROUND ELECTRICAL UTILITY LINE
7. (E) PROPERTY LINE
8. (N) TRASH ENCLOSURE
9. (N) SOLID WASTE DUMPSTER (2 YARD), SERVICES TO BE SERVICED 2x PER WEEK
10. (N) GREEN WASTE TRASH (60 GAL). SERVICES TO BE SERVICED 2x PER WEEK
11. (N) 6' CMU WALL
12. LITHONIA LIGHTING - CEILING CAN LIGHTING (WF6) UNDER OVERHANG
13. (N) BIKE PARKING LOCKERS
14. (N) 6' TALL WOOD FENCE
15. (N) METAL GATE FOR TRASH ENCLOSURE
16. SETBACK LINE
17. NOT USED.
18. TYPICAL SETBACK LINE
19. LITHONIA LIGHTING - WALL MOUNT LIGHT (WDGE2)

ELECTRICAL LEGEND

ELECTRICAL LIGHTING

- ALL INSTALLED LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0-A, 2022 CALIFORNIA ENERGY CODE TABLE 150.0
- LIGHTING IN BATHROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR, 2022 CALIFORNIA ENERGY CODE 150(k)
- PERMANENTLY INSTALLED LIGHTS IN ROOMS OTHER THAN RESTROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. 2022 CALIFORNIA ENERGY CODE 150(k)
- EXTERIOR LIGHTING CONTROLS WILL BE PROVIDED PER CEnC 170.2(c)4A

⊕ WALL MOUNTED LIGHT FIXTURE

▣ RECESSED CAN LIGHT FIXTURE

MATERIAL LEGEND

🟩 LANDSCAPE

⬜ CONCRETE

▨ PERVIOUS PAVERS

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ARROYO GRANDE, CA 93420
HABGROUP.NET
805-544-4334

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6722 SABADO TARDE ROAD, GOLETA, CA 93117 (APN# 075-102-025)

PROPOSED SITE PLAN

REVISIONS
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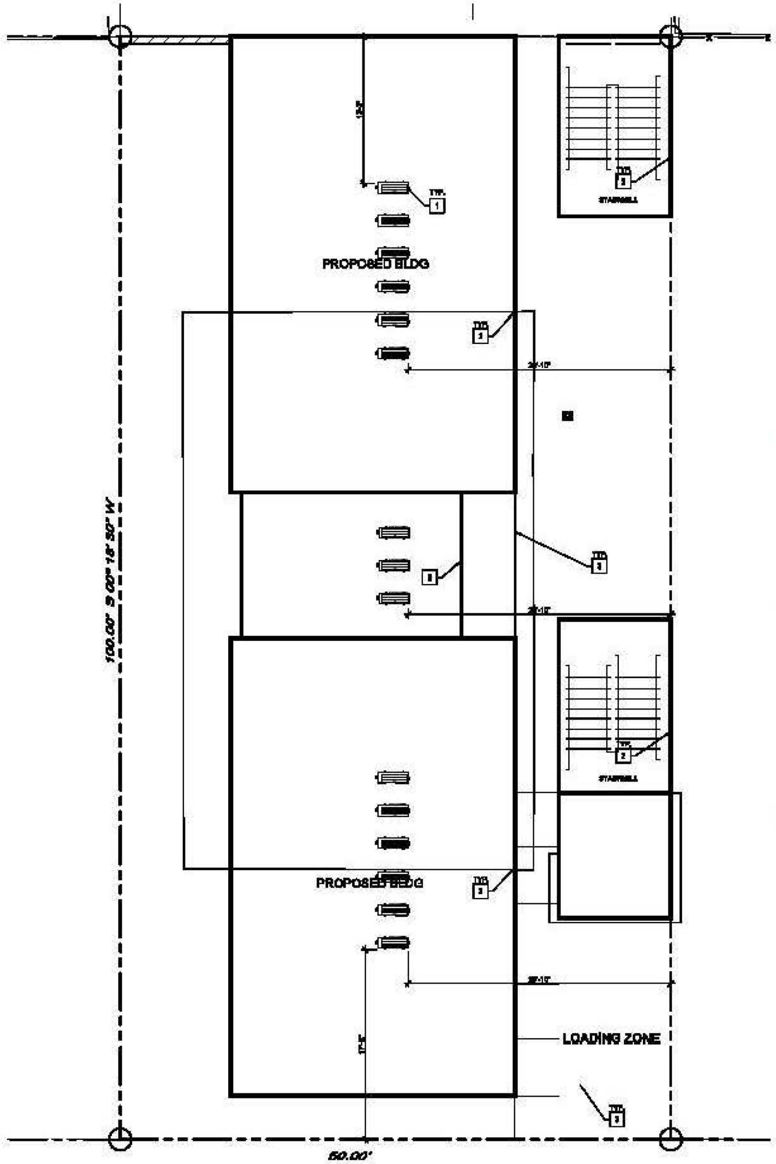
DP2.2
SHEET NUMBER

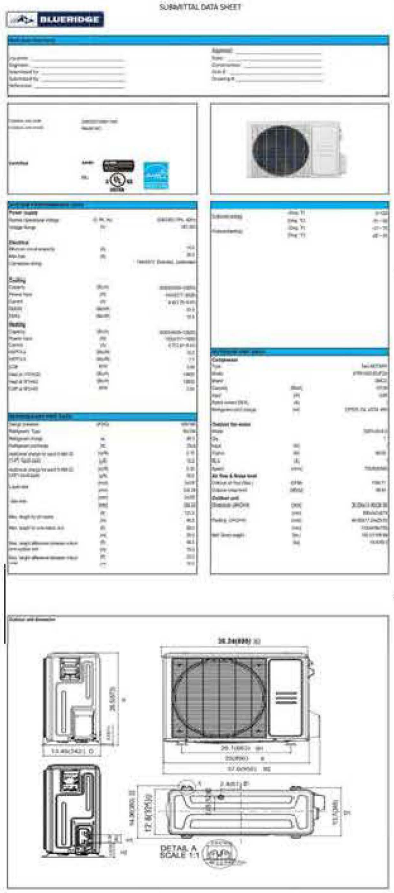


SCHEMATIC ROOF PLAN

SCALE: 3/16" = 1'-0"

ROOF PLAN KEYNOTES

1. HVAC SPLIT/SYSTEM - CONDENSING UNIT MODEL SPECS ON SHEET DP2.3
2. PARAPET LINE
3. ROOF LINE



SUBMITTAL DATA SHEET

BLUERIDGE

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SCHEMATIC ROOF PLAN

REVISIONS

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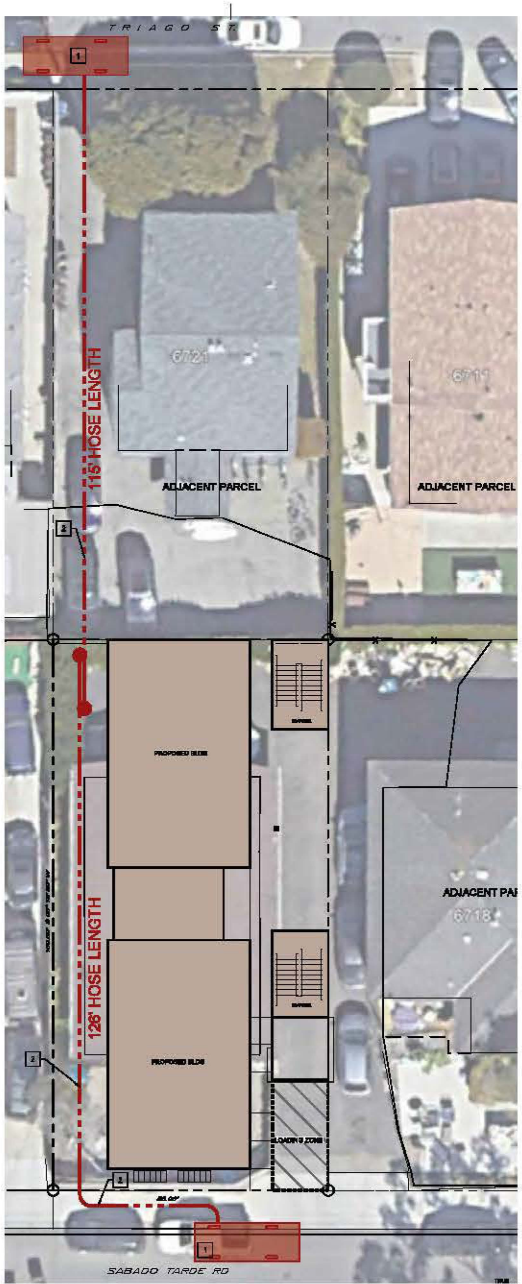
DP2.3

SHEET NUMBER



FIRE ACCESS PLAN

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

FIRE ACCESS PLAN KEYNOTES

- 1. FIRE TRUCK
- 2. FIRE HOSE LINE

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FIRE ACCESS PLAN

REVISIONS
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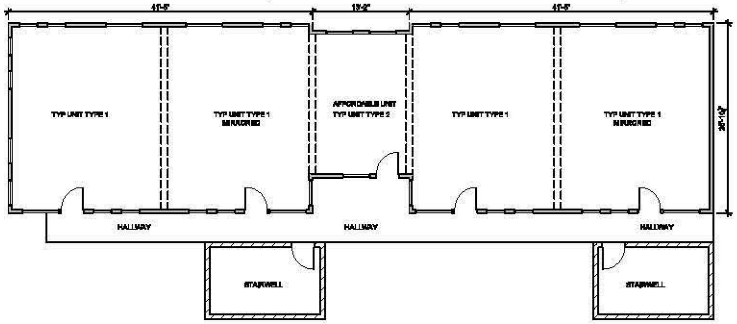
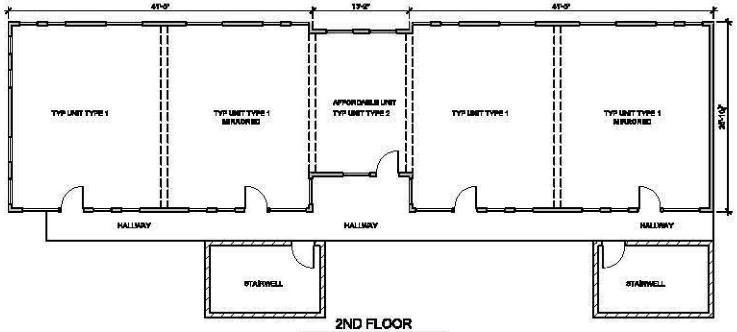
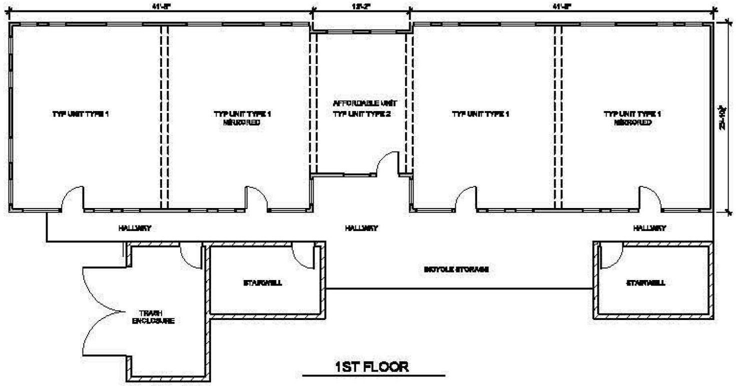
DP2.4
SHEET NUMBER



3RD FLOOR



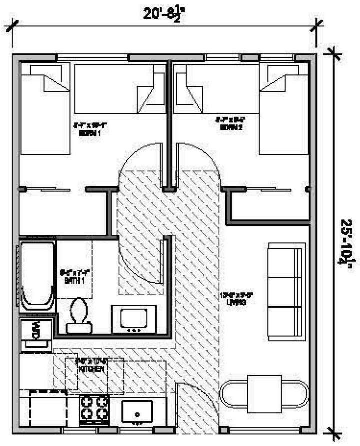
2ND FLOOR



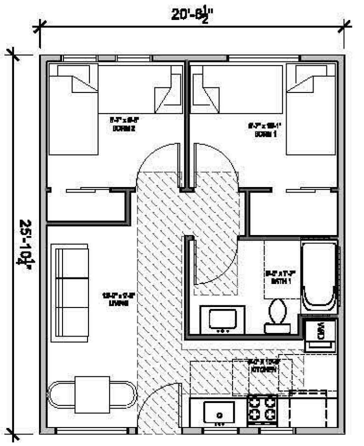
1ST FLOOR

KEY PLAN - FLOOR PLANS

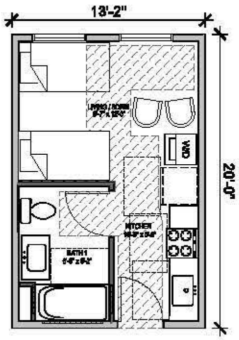
SCALE: 1/8" = 1'-0"



UNIT TYPE 1



UNIT TYPE 1
MIRRORED



UNIT TYPE 2

FLOOR PLANS

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

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SCHEMATIC FLOOR PLAN

REVISIONS
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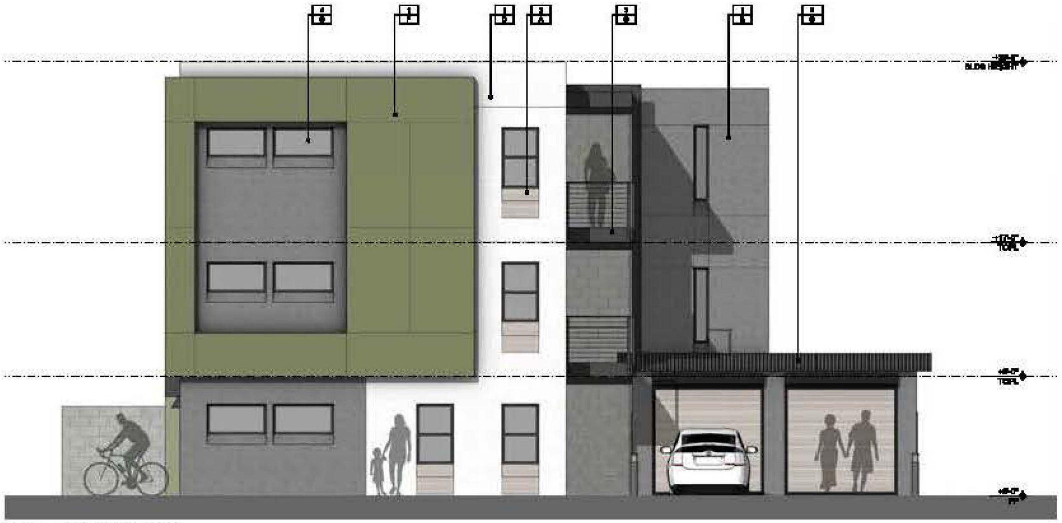
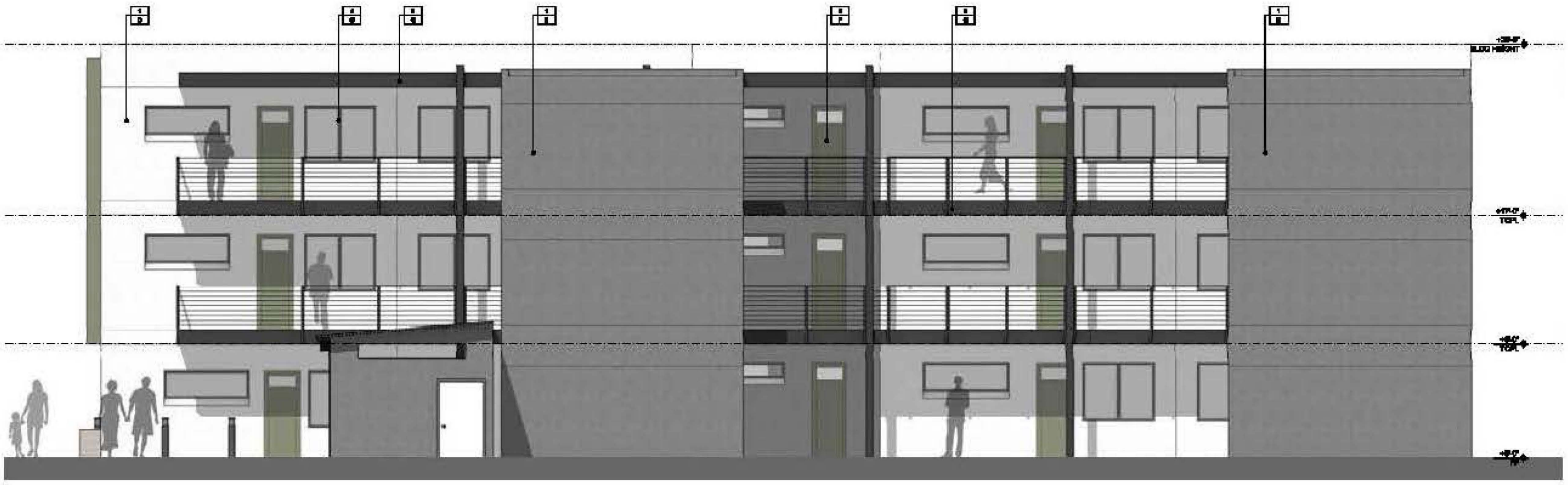
DP3
SHEET NUMBER



SOUTH ELEVATION

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



EAST ELEVATION

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

MATERIAL & COLOR DESIGNATIONS

MATERIAL NUMBER
COLOR DESIGNATION

MATERIAL DESIGNATIONS

1. SMOOTH TROWEL PLASTER STUCCO
2. HORIZONTAL WOOD RAINSCREEN
3. METAL
4. WINDOW
5. METAL ROOFING
6. DOOR

COLOR DESIGNATIONS

A. STAINED
B. GRAY - [illegible] (SW [illegible]) OR SIMILAR
C. BLACK - IRON ORE (SW 7069) OR SIMILAR
D. WHITE - EXTRA WHITE (SW 7006) OR SIMILAR
E. BLUE - [illegible] (SW [illegible]) OR SIMILAR
F. GREEN - [illegible] (SW [illegible]) OR SIMILAR
G. FACTORY FINISH - BLACK

COLOR SAMPLES

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ARCHITECTS
DESIGNERS
CREATIVE SOLUTION HUNTERS

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ARROYO GRANDE, CA 93420
HAB GROUP.NET
805-344-4334

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6722 SABADO TARDE ROAD, GOLETA, CA 93117 (APN# 075-162-015)

SCHEMATIC ELEVATIONS

REVISIONS
△ –

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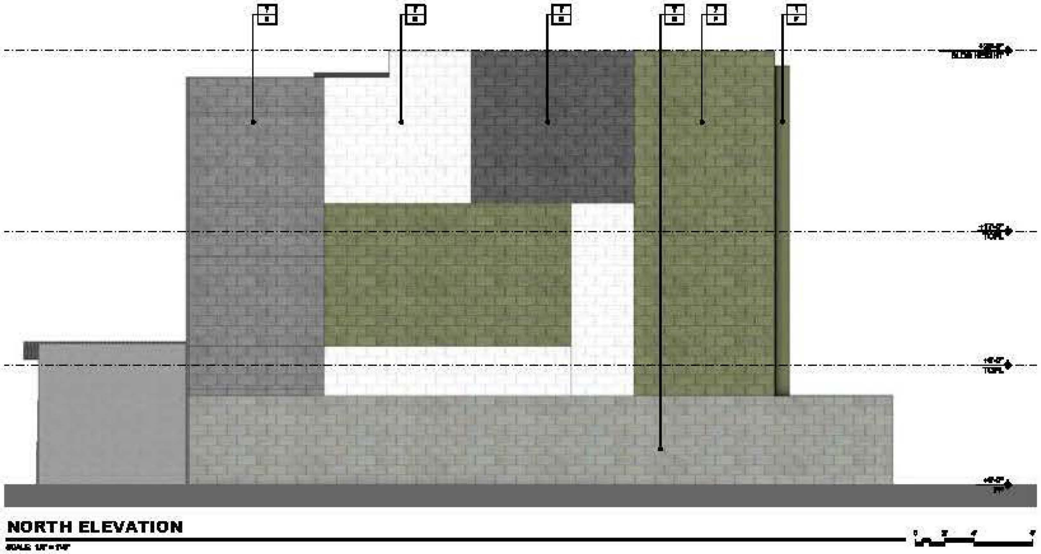
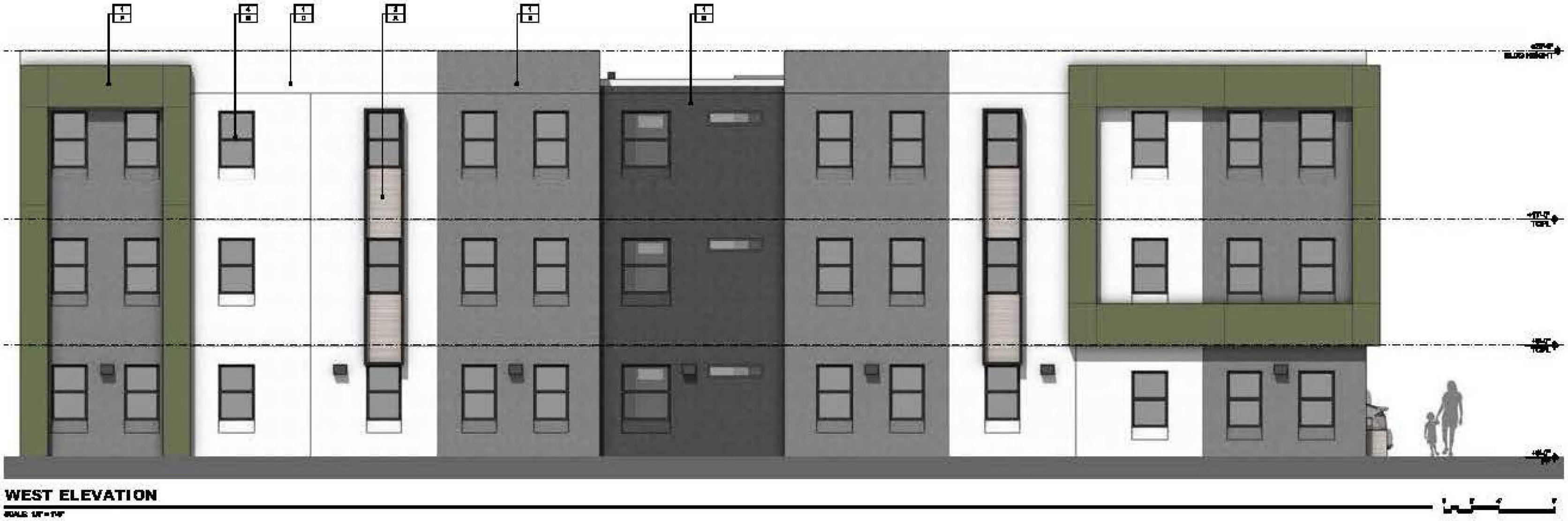
DP4.1

SHEET NUMBER



NORTH ELEVATION

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



WEST ELEVATION

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

MATERIAL & COLOR DESIGNATIONS

MATERIAL NUMBER
COLOR DESIGNATION

MATERIAL DESIGNATIONS

1. SMOOTH TROWEL PLASTER (STUCCO)
2. HORIZONTAL WOOD SUNSCREEN
3. METAL
4. [illegible]
5. METAL ROOFING
6. DOOR
7. CMU WALL

COLOR DESIGNATIONS

A. [illegible]
B. GRAY - PASSIVE (SW 7064) OR SIMILAR
C. BLACK - IRON ORE (SW7069) OR SIMILAR
D. WHITE- EXTRA WHITE (SW7006) OR SIMILAR
E. NOT USED
F. GREEN - [illegible] OR SIMILAR
G. FACTORY FINISH - BLACK

COLOR SAMPLES

DESIGN GROUP

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DESIGNERS
CREATIVE SOLUTION HUNTERS

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ARROYO GRANDE, CA 93420
HABGROUP.NET
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SCHEMATIC ELEVATIONS

REVISIONS

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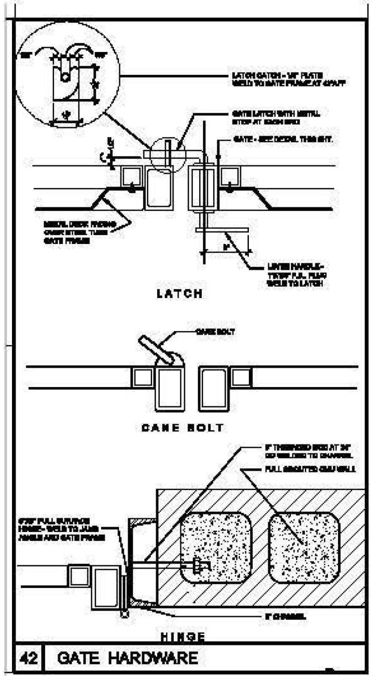
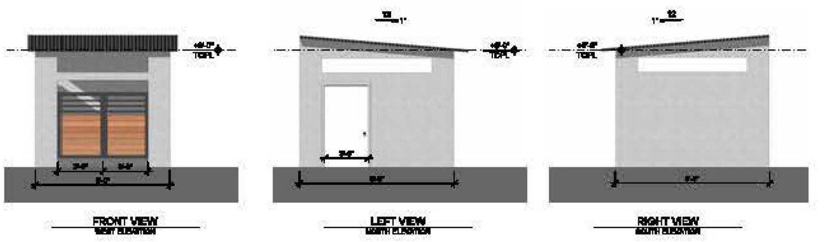
APP. NO.	APPLICATION#

DP4.2

SHEET NUMBER


LATCH CATCH - 1/4" PLATE WELD TO GATE FRAME AT 42" AFF
GATE LATCH WITH METAL STOP AT EACH END
GATE - SEE DETAIL THIS SHT.
METAL DECK FACING OVER STEEL TUBE GATE FRAME
LEVER HANDLE
WELD TO LATCH
LATCH
CANE BOLT
CANE BOLT
FULL GROUTED CMU WALL
8" CHANNEL
HINGE

42 GATE HARDWARE



TRASH ENCLOSURE

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

MATERIAL & COLOR DESIGNATIONS

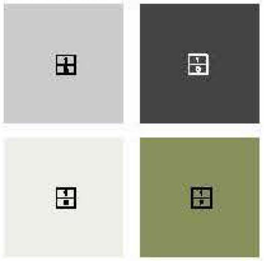
MATERIAL DESIGNATIONS

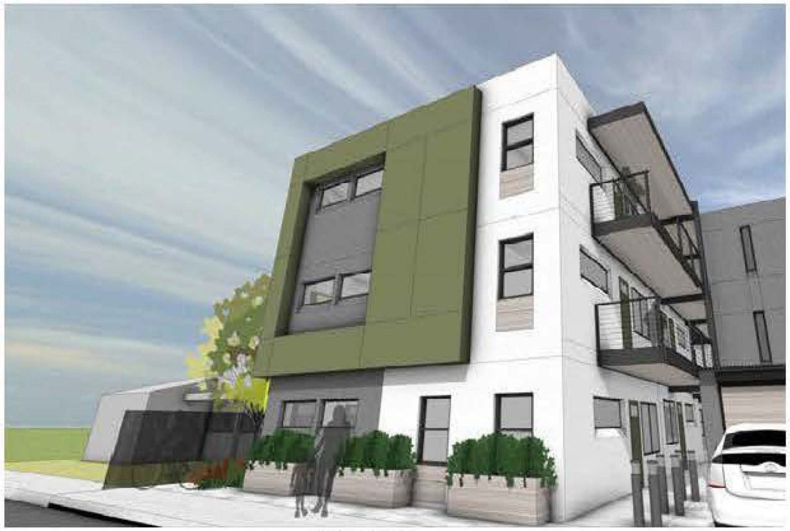
1. SMOOTH TROWEL PLASTER STUCCO
2. HORIZONTAL WOOD
3. METAL
4. WINDOW
5. METAL ROOFING
6. DOOR

COLOR DESIGNATIONS

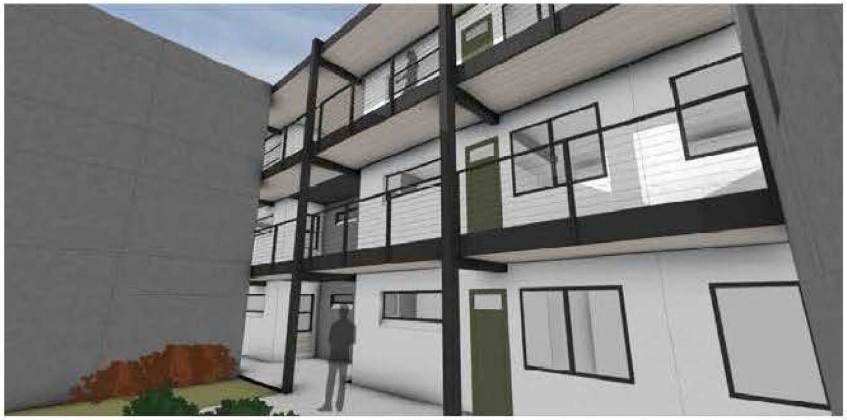
A. STAINED
B. GRAY - OR SIMILAR
C. BLACK - IRON ORE OR SIMILAR
D. WHITE - EXTRA WHITE OR SIMILAR
E. NOT USED
F. GREEN - OR SIMILAR
G. FACTORY FINISH - BLACK

COLOR SAMPLES





PERSPECTIVE ONE



PERSPECTIVE TWO

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ARCHITECTS
DESIGNERS
CREATIVE SOLUTION HUNTERS

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ARROYO GRANDE, CA 93420
HABGROUP.NET
805-544-4334

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6722 SABADO TARDE ROAD, GOLETA, CA 93117

SCHEMATIC PERSPECTIVES

REVISIONS

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DP4.3
SHEET NUMBER

SITE IMPROVEMENT PLANS

6722 SABADO TARDE

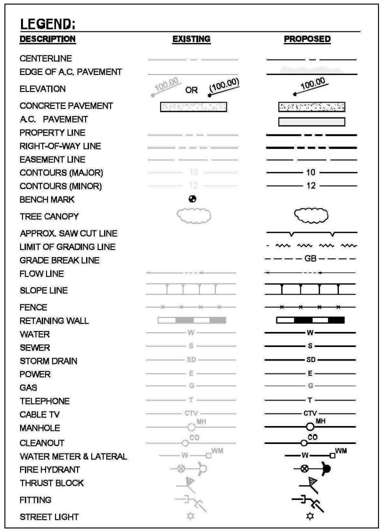
APN 075-142-019

SANTA BARBARA COUNTY, 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)
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:



ESTIMATED EARTHWORK QUANTITIES:

CUT: 70 CUBIC YARDS

FILL: 10 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.

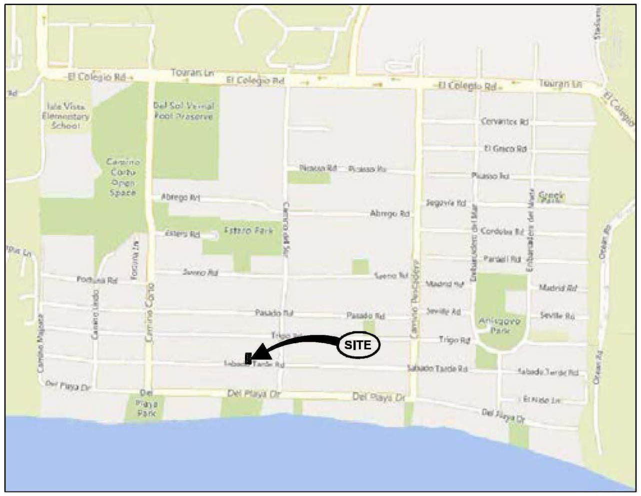
CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC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

IMPORTANT NOTICE

ALL 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.



VICINITY MAP

NOT TO SCALE

OWNERS RESPONSIBILITIES:

1. PRIOR TO COMMENCING CONSTRUCTION CALLED FOR BY THESE PLANS, SPECIFICATIONS, AND DETAILS, THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE OBSERVATION AND TESTING SERVICES AND SHALL ALSO ENGAGE THE PROJECT ENGINEER OR ANOTHER QUALIFIED PARTY TO PROVIDE PROJECT CONSTRUCTION OBSERVATION AND ASSURANCES ON CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND THE REQUIREMENTS OF THE AGENCY/AGENCIES HAVING JURISDICTION. 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 EROSION CONTROL PLAN SHEETS ATTACHED AS PART OF THESE PLANS.

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 OF 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 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.

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. THE CONTRACTOR SHALL CONTINUE TO MAINTAIN THE TEMPORARY PREVENTION MEASURES 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 EROSION CONTROL PLAN CANNOT ADDRESS ALL SITE DEVELOPMENT AND STORM CHARACTERISTICS WHICH WILL EVOLVE OVER THE COURSE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOT ONLY IMPLEMENT MEASURES AS NEEDED, BUT TO MAKE ADJUSTMENTS AND EXPANSIONS IN THE IMPLEMENTATION AS NECESSARY TO ADAPT TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS, SCHEDULE, TO ADDRESS EVOLVING SITE CONDITIONS AS WELL AS ACTUAL WEATHER CONDITIONS.

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

4. THE CONTRACTOR SHALL BE FAMILIAR WITH AND AGREE TO IMPLEMENT THE MEASURES AND INSTALLATIONS DEPICTED ON THE PROJECT EROSION AND SEDIMENT CONTROL 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.

BENCHMARK:

ELEVATIONS ARE BASED UPON NGS BENCHMARK "H 657 RESET", PID "EW3793. BENCHMARK IS A BRASS DISK SET IN THE SOUTHERLY CONCRETE HEADWALL OVER A CULVERT. BENCHMARK IS LOCATED ON GLEN ANNIE ROAD 0.05 MILES NORTH OF THE JUNCTION OF CATHEDRAL OAKS DRIVE.

ELEVATION = 94.19'

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR HANNIG SURVEYING PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY HANNIG SURVEYING DATED MARCH 2024.

BASIS OF BEARING:

BEARINGS AND DISTANCES ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, NAD83 (NSRS2007), EPOCH 2017.50, AS CALCULATED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ON THE DATE OF FIELD SURVEY. DISTANCES AND COORDINATES ARE IN U.S. SURVEY FEET. ALL DISTANCES ARE GRID.

CONTROL POINTS:

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
701	1977578.9870'	5999918.3060'	42.684'	SET MAG NAIL IN AC PAVING
702	1977635.1170'	5999921.6570'	42.740'	SET MAG NAIL IN AC PAVING
703	1977537.2790'	5999919.0870'	42.650'	SET MAG NAIL IN AC PAVING

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.

SHEET INDEX		
Sheet Number		GENERAL DESCRIPTION
1	G-1	TITLE SHEET
2	G-2	GENERAL NOTES & SPECIFICATIONS
3	C-1	PLAN
4	C-2	CUT & FILL MAP
5	CD-1	DETAILS
6	EC-1	EROSION CONTROL PLAN
7	SW-1	STORMWATER CONTROL PLAN EXHIBIT

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

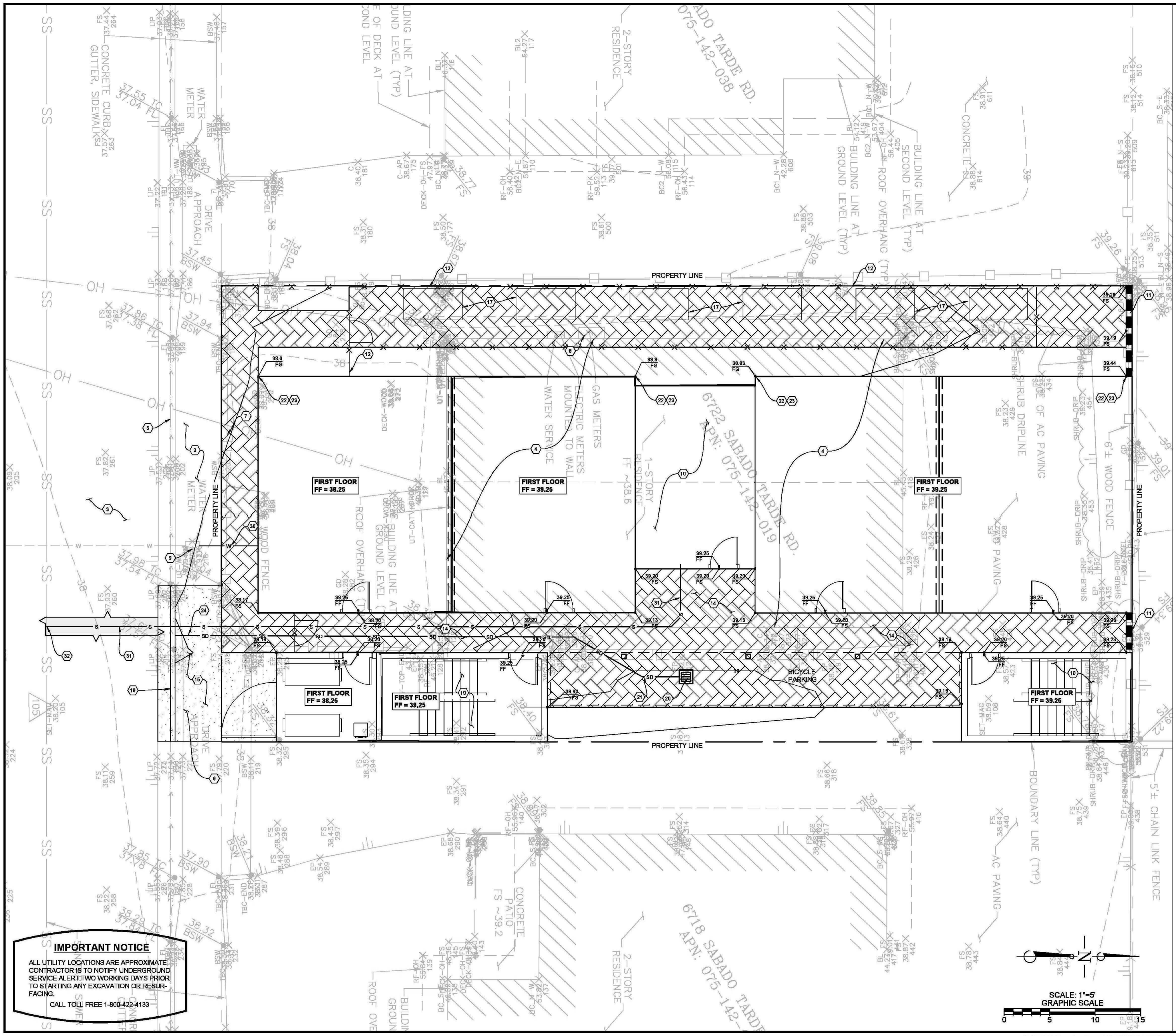
F......... ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: ________

TITLE SHEET
ISLA VISTA APARTMENTS
6722 SABADO TARDE / APN 075-142-019
GOLETA, CA
COUNTY OF SANTA BARBARA, CA

G-1
AUGUST 17, 2024
SHT. 1 OF 7
W.O. 24034

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.



IMPORTANT NOTICE

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CALL TOLL FREE 1-800-422-4133

GENERAL CONSTRUCTION NOTES THIS SHEET:

A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN USE INFORMATION ON SHEET G-1.

B. REFER TO GENERAL NOTES AND SPECIFICATIONS ON SHEET G-2 FOR ADDITIONAL CONSTRUCTION INFORMATION AND REQUIREMENTS.

C. REFERENCE LANDSCAPE PLANS FOR ALL TREE AND VEGETATION PROTECTION / REMOVAL.

D. REFERENCE LANDSCAPE / ARCHITECT'S PLANS FOR ALL HARDSCAPE COLORS AND FINISHES.

E. PROTECT ALL EXISTING UTILITY VAULTS, ELECTRICAL PANELS, PULL BOXES AND APPURTENANCES UNLESS SPECIFICALLY CALLED OUT ON PLANS. RAISE LIDS TO PROPOSED GRADE AS NECESSARY. NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133.

F. EXISTING BURIED CONDUITS, PIPES AND/OR STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS BASED ON RECORD DRAWING INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXISTING WHICH HAVE NOT BEEN SHOWN. BEFORE ORDERING MATERIALS FOR, OR BEGINNING WORK ON PROPOSED BURIED CONDUITS AND PIPING, EXCAVATE TO LOCATE AND EXPOSE EXISTING FACILITY TO BE JOINED. DETERMINE PRECISE INVERT ELEVATION AT PROPOSED POINT OF CONNECTION AND RECORD MATERIAL TYPE AND DIMENSIONS AND PROVIDE INFORMATION TO ENGINEER FOR REVIEW AND FOR ESTABLISHING GRADE LINE FOR SEWER AND STORM DRAIN BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW.

G. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK.

H. ALL SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITHT HE CURRENT EDITION OF CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS S PUBLISHED BY THE STATE OF CALFIORNIA HEALTH AND WELFARE AGENCY, DEPARTMENT OF HEALTH SERVICES. SEWER LINES SHALL BE CONSTRUCTED UNDER WATER LINES.

I. CONTRACTOR TO VERIFY LOCATION AND INVERT OF EXISTING SEWER LINE PRIOR TO ORDERING AND INSTALLATION OF ALL SEWER PIPING AND MATERIALS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY CONFLICT WITH DESIGN INTENT.

J. ALL PIPING SHALL BE INSTALLED AND TESTED PER MANUFACTURERS RECOMMENDATIONS.

K. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT OF WAY WITHOUT A SEPARATE ENCROACHMENT PERMIT FROM THE COUNTY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:

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

PROTECTIONS / REMOVALS:

1 NOT USED.

2 NOT USED.

3 EXISTING PAVEMENT TO REMAIN AND BE PROTECTED IN PLACE.

4 EXISTING BUILDING TO BE DEMOLISHED AND REMOVED.

5 EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE.

6 EXISTING DRIVEWAY APRON TO BE REMOVED.

7 EXISTING FENCING TO BE REMOVED.

8 EXISTING GAS METER TO REMAIN.

9 EXISTING WATER METER TO BE UPSIZED FOR FUTURE SERVICE.

SITE IMPROVEMENTS:

10 BUILDING, INCLUDING ALL WATERPROOFING AND STEM WALLS, PER ARCHITECTS PLANS.

11 WALL PER ARCHITECTS PLAN.

12 FENCING PER ARCHITECTS PLAN.

14 CONSTRUCT PERMEABLE PAVERS.

15 CONSTRUCT CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD DETAIL 5-040.

16 CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-030.

17 BICYCLE STORAGE PER ARCHITECT'S PLANS.

18-19NOT USED.

STORM DRAINAGE:

20 CONSTRUCT 12" x 12" CAST IN PLACE CONCRETE CATCH BASIN PER DETAIL 1 / CD-1.

21 CONSTRUCT BURIED STORM DRAIN IN TRENCH PER DETAIL 2 / CD-1.

22 DOWNSPOUT LOCATION PER ARCHITECT'S PLANS.

23 CONSTRUCT ROOF DRAIN SPLASH BLOCK PER DETAIL 3 / CD-1.

24 CONSTRUCT SIDEWALK UNDERDRAIN PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-060.

25-30 NOT USED.

UTILITIES:

30 CONSTRUCT WATER LINE IN TRENCH PER DETAIL 2 / CD-1. CONNECT TO BUILDING PER PLUMBING PLANS.

31 CONSTRUCT SEWER LINE IN TRENCH PER DETAIL 2 /CD-1. CONNECT TO BUILDING PER PLUMBING PLANS.

32 CONSTRUCT CONNECTION TO EXISTING SEWER.

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

F........ ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE:

PLAN

ISLA VISTA APARTMENTS
6722 SABADO TARDE / APN 075-142-019
GOLETA, CA
COUNTY OF SANTA BARBARA, CA

C-1

AUGUST 17, 2024

SHT. 3 OF 7

W.O. 24034

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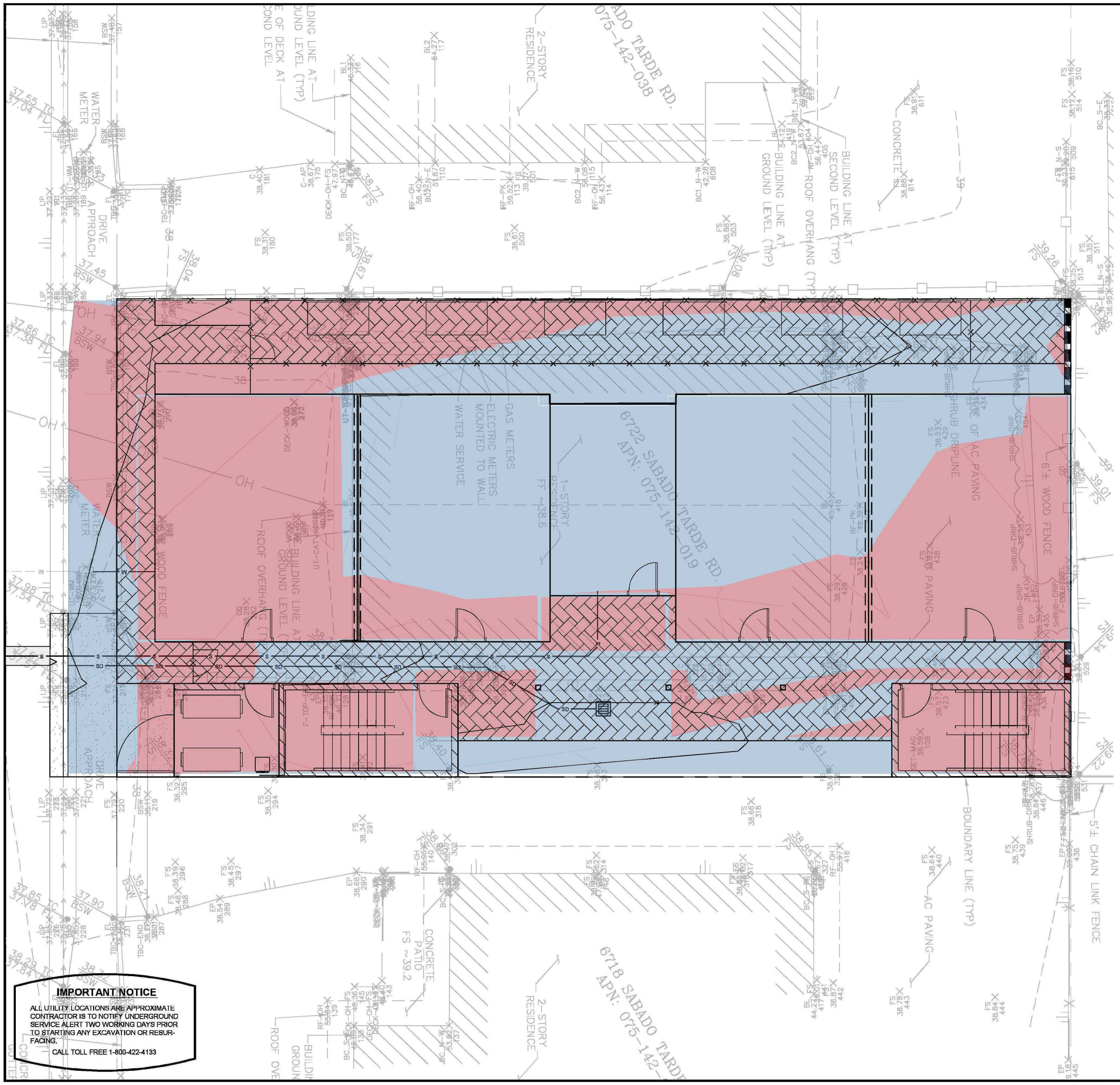

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CALL TOLL FREE 1-800-422-4133

CUT / FILL LEGEND	
CUT	🟥
FILL	🟦

ESTIMATED EARTHWORK QUANTITIES:

CUT: 70 CUBIC YARDS

FILL: 10 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.

N

SCALE: 1"=5'
GRAPHIC SCALE
0 5 10 15

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

F........ ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: ______ DATE: ______

CUT & FILL MAP

ISLA VISTA APARTMENTS
6722 SABADO TARDE / APN 075-142-019
GOLETA, CA
COUNTY OF SANTA BARBARA, CA

C-2

AUGUST 17, 2024

SHT. 4 OF 7

W.O. 24034

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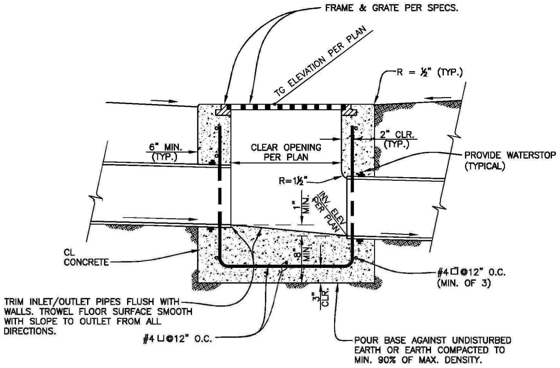
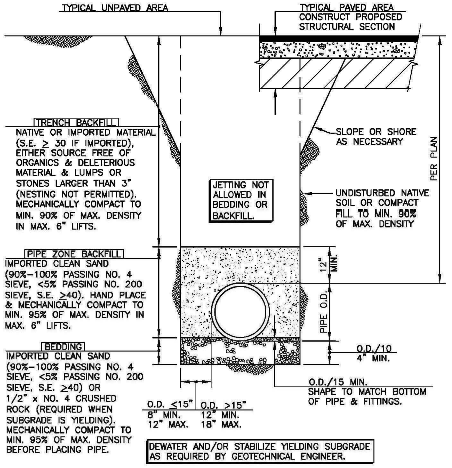

FRAME & GRATE PER SPECS.
TG ELEVATION PER PLAN
R = ½" (TYP.)
6" MIN. (TYP.)
CLEAR OPENING PER PLAN
2" CLR. (TYP.)
PROVIDE WATERSTOP (TYPICAL)
R=1½"
1" MIN.
INV. ELEV PER PLAN
CL CONCRETE
8" MIN.
#4 ☐@12" O.C. (MIN. OF 3)
3" CLR.
TRIM INLET/OUTLET PIPES FLUSH WITH WALLS. TROWEL FLOOR SURFACE SMOOTH WITH SLOPE TO OUTLET FROM ALL DIRECTIONS.
#4 ⊔@12" O.C.
POUR BASE AGAINST UNDISTURBED EARTH OR EARTH COMPACTED TO MIN. 90% OF MAX. DENSITY.

1

CAST-IN-PLACE CATCH BASIN DETAIL

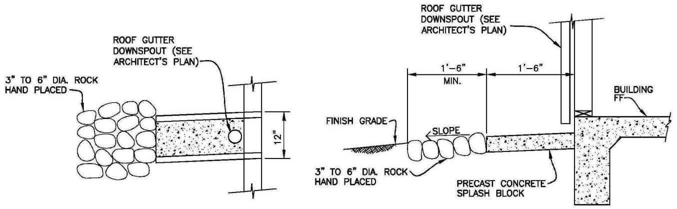
NOT TO SCALE


TYPICAL UNPAVED AREA
TYPICAL PAVED AREA
CONSTRUCT PROPOSED STRUCTURAL SECTION
TRENCH BACKFILL
NATIVE OR IMPORTED MATERIAL (S.E. ≥ 30 IF IMPORTED), EITHER SOURCE FREE OF ORGANICS & DELETERIOUS MATERIAL & LUMPS OR STONES LARGER THAN 3" (NESTING NOT PERMITTED). MECHANICALLY COMPACT TO MIN. 90% OF MAX. DENSITY IN MAX. 6" LIFTS.
JETTING NOT ALLOWED IN BEDDING OR BACKFILL.
SLOPE OR SHORE AS NECESSARY
UNDISTURBED NATIVE SOIL OR COMPACT FILL TO MIN. 90% OF MAX. DENSITY
PER PLAN
PIPE ZONE BACKFILL
IMPORTED CLEAN SAND (90%–100% PASSING NO. 4 SIEVE, <5% PASSING NO. 200 SIEVE, S.E. ≥40). HAND PLACE & MECHANICALLY COMPACT TO MIN. 95% OF MAX. DENSITY IN MAX. 6" LIFTS.
12" MIN.
PIPE O.D.
BEDDING
IMPORTED CLEAN SAND (90%–100% PASSING NO. 4 SIEVE, <5% PASSING NO. 200 SIEVE, S.E. ≥40) OR 1/2" x NO. 4 CRUSHED ROCK (REQUIRED WHEN SUBGRADE IS YIELDING). MECHANICALLY COMPACT TO MIN. 95% OF MAX. DENSITY BEFORE PLACING PIPE.
O.D./10
4" MIN.
O.D./15 MIN.
SHAPE TO MATCH BOTTOM OF PIPE & FITTINGS.
O.D. ≤15"
8" MIN.
12" MAX.
O.D. >15"
12" MIN.
18" MAX.
DEWATER AND/OR STABILIZE YIELDING SUBGRADE AS REQUIRED BY GEOTECHNICAL ENGINEER.

2

PIPE TRENCH FOR NEW CONSTRUCTION DETAIL

NOT TO SCALE


3" TO 6" DIA. ROCK HAND PLACED
ROOF GUTTER DOWNSPOUT (SEE ARCHITECT'S PLAN)
12"
1'–6" MIN.
1'–6"
BUILDING FF
FINISH GRADE
SLOPE
3" TO 6" DIA. ROCK HAND PLACED
PRECAST CONCRETE SPLASH BLOCK

PLAN
NOT TO SCALE

SECTION
NOT TO SCALE

3

ROOF DRAIN DOWNSPOUT SPLASH BLOCK DETAIL

NOT TO SCALE

X:\2024\24034\CAD (6722 Sabado Tarde)\24034 - Isla Vista Apartments (6722 Sabado Tarde).dwg, 8/13/2024 7:34:58 PM, KCote

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

F........ ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
BY: ______ NOT FOR CONSTRUCTION DATE: ______

DETAILS

ISLA VISTA APARTMENTS
6722 SABADO TARDE / APN 075-142-019
GOLETA, CA
COUNTY OF SANTA BARBARA, CA

CD-1

AUGUST 17, 2024

SHT. 5 OF 7

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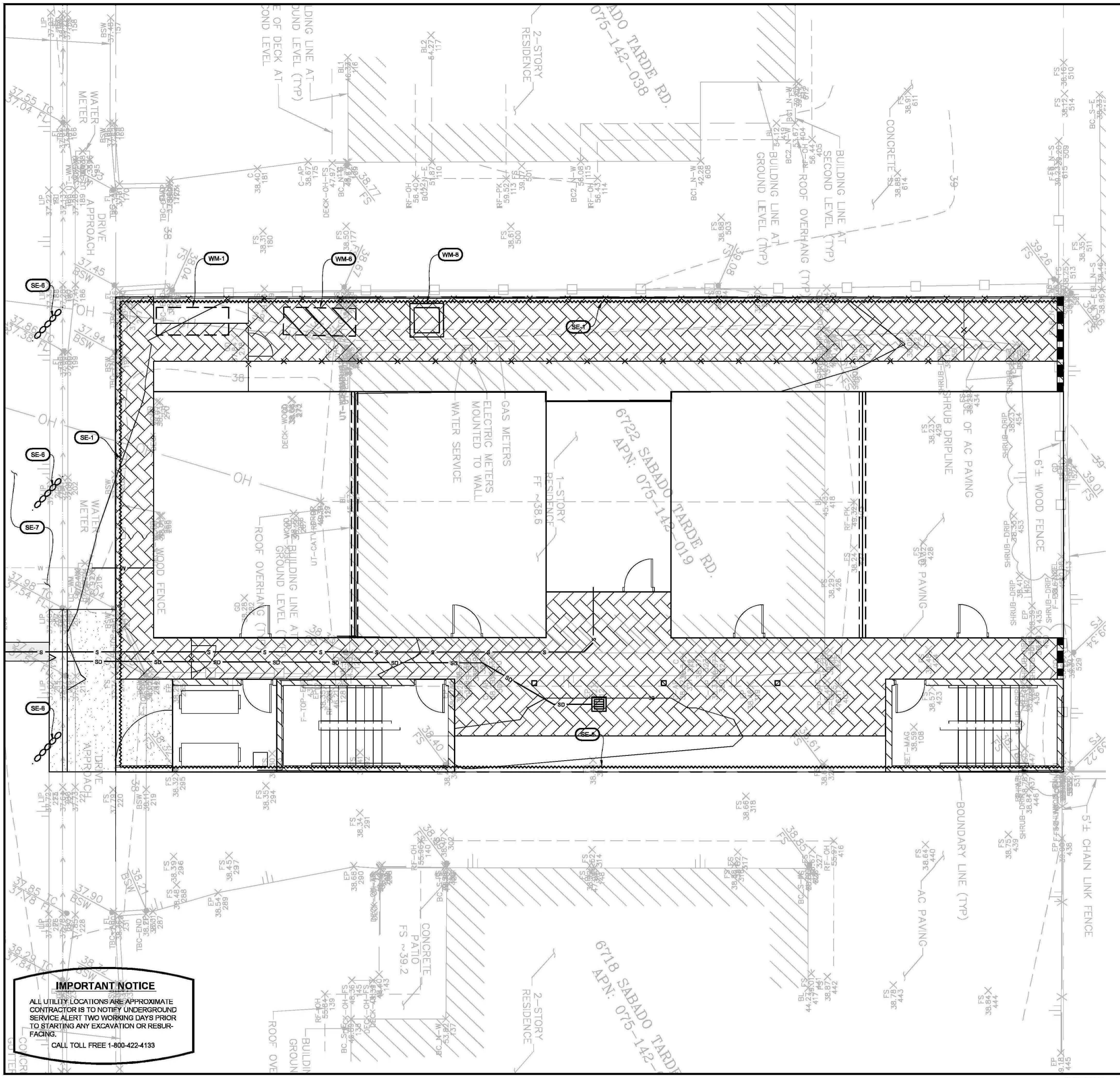

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CALL TOLL FREE 1-800-422-4133

EROSION & POLLUTION PREVENTION GENERAL NOTES

A. IN ADDITION TO THESE NOTES AND EROSION CONTROL PLAN, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EROSION CONTROL REQUIREMENTS SPECIFIED BY THE COUNTY OF SANTA BARBARA.

B. THE CONTRACTOR SHALL ENSURE ALL PROTECTION MEASURES ARE IN PLACE PRIOR TO THE RAINY SEASON. THE PROTECTION MEASURES MAY NEED TO BE INSTALLED DURING OTHER PARTS OF THE YEAR SHOULD RAIN BE IMMINENT.

C. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES AS THEIR WORK PROGRESSES.

D. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES SHOULD THEY BE INADEQUATE TO CONTROL RUNOFF OF SILT LADEN WATER.

E. THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM DRAIN APPURTENANCES AND EROSION CONTROL DEVICES AFTER EACH RAIN.

F. THE PROTECTION MEASURES MAY BE TEMPORARILY MOVED OUT OF THE CONTRACTOR'S WAY TO FACILITATE CONSTRUCTION, PROVIDED THEY ARE REINSTALLED PRIOR TO THE NEXT RAIN STORM.

G. THE CONTRACTOR SHALL ADVISE HIS CREW OF THE INTENT OF THE PROTECTION MEASURES PRIOR TO THE START OF THE RAINY SEASON. THE CREW IS ENCOURAGED TO MONITOR THE EFFECTIVENESS OF THE SYSTEM AND ALERT THE CONTRACTOR OF ANY FAILURES OR PROBLEMS.

H. STAGING, REFUELING OF EQUIPMENT AND STORAGE OF MATERIALS AREAS MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREAS SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY. REFUELING OF EQUIPMENT AND STORAGE OF HAZARDOUS MATERIALS SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, EXISTING RESIDENCES, OR DRAINAGE SWALES.

I. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL AT ALL TIMES DURING SITE PREPARATION AND PROJECT CONSTRUCTION.

CASQA CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S)

TEMPORARY SOIL STABILIZATION

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES, PLASTIC COVERS, & EROSION CONTROL BLANKETS / MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES / DRAINAGE SWALES & LINED DITCHES
EC10 – OUTLET PROTECTION / VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAM BANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKET
EC15 – SOIL PREPARATION / ROUGHENING
EC16 – NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 – SILT FENCE
SE2 – SEDIMENT / DESILTING BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING & VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAWBALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – MANUFACTURED LINEAR SEDIMENT CONTROL (MLSC)
SE13 – COMPOST SOCKS AND BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING & GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION / ILLEGAL DISCHARGE DETECTION AND REPORTING
NS7 – POTABLE WATER / IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL OVER WATER
NS15 – DEMOLITION OVER WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1 – MATERIAL DELIVERY & STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION & CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATED SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY / SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

TRACKING CONTROL

TC1 – STABILIZED CONSTRUCTION ENTRANCE / EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE / OUTLET TIRE WASH

EROSION & POLLUTION PREVENTION NOTES

SE-1	CONSTRUCT SILT FENCE PER CASQA CONSTRUCTION SITE BMP SE-1	〰〰〰
SE-6	CONSTRUCT GRAVEL BAG BERM PER CASQA CONSTRUCTION SITE BMP SE-6.	○○○○○○○○
WM-1	MATERIAL STORAGE AREA PER CASQA CONSTRUCTION SITE BMP WM-1. ACTUAL LOCATION TO BE DETERMINED BY CONTRACTOR.	[–]
WM-6	CONSTRUCT POLLUTION CONTAINMENT AREA PER CASQA CONSTRUCTION SITE BMP WM-6. ACTUAL LOCATION TO BE DETERMINED BY CONTRACTOR.	▨
WM-8	CONSTRUCT HAZARDOUS WASTE AND CONCRETE WASH OUT PIT PER CASQA CONSTRUCTION SITE BMP WM-8. ACTUAL LOCATION TO BE DETERMINED BY CONTRACTOR	▣
SE-7	SWEEP EXISTING ACCESS ROAD (PAVEMENT EDGE TO PAVEMENT EDGE) TO AT LEAST 50' EACH WAY FROM FROM CONSTRUCTION ENTRANCE AT LEAST ONCE EACH WEEK AND FOLLOWING EACH STORM EVENT. SEE CASQA BMP SE-7 FOR ADDITIONAL INFORMATION.	

N

SCALE: 1"=5'
GRAPHIC SCALE
0 5 10 15

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

F&A
F........ ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: ______ DATE: ______

EROSION CONTROL PLAN
ISLA VISTA APARTMENTS
6722 SABADO TARDE / APN 075-142-019
GOLETA, CA
COUNTY OF SANTA BARBARA, CA

EC-1

AUGUST 17, 2024

SHT. 6 OF 7

W.O. 24034

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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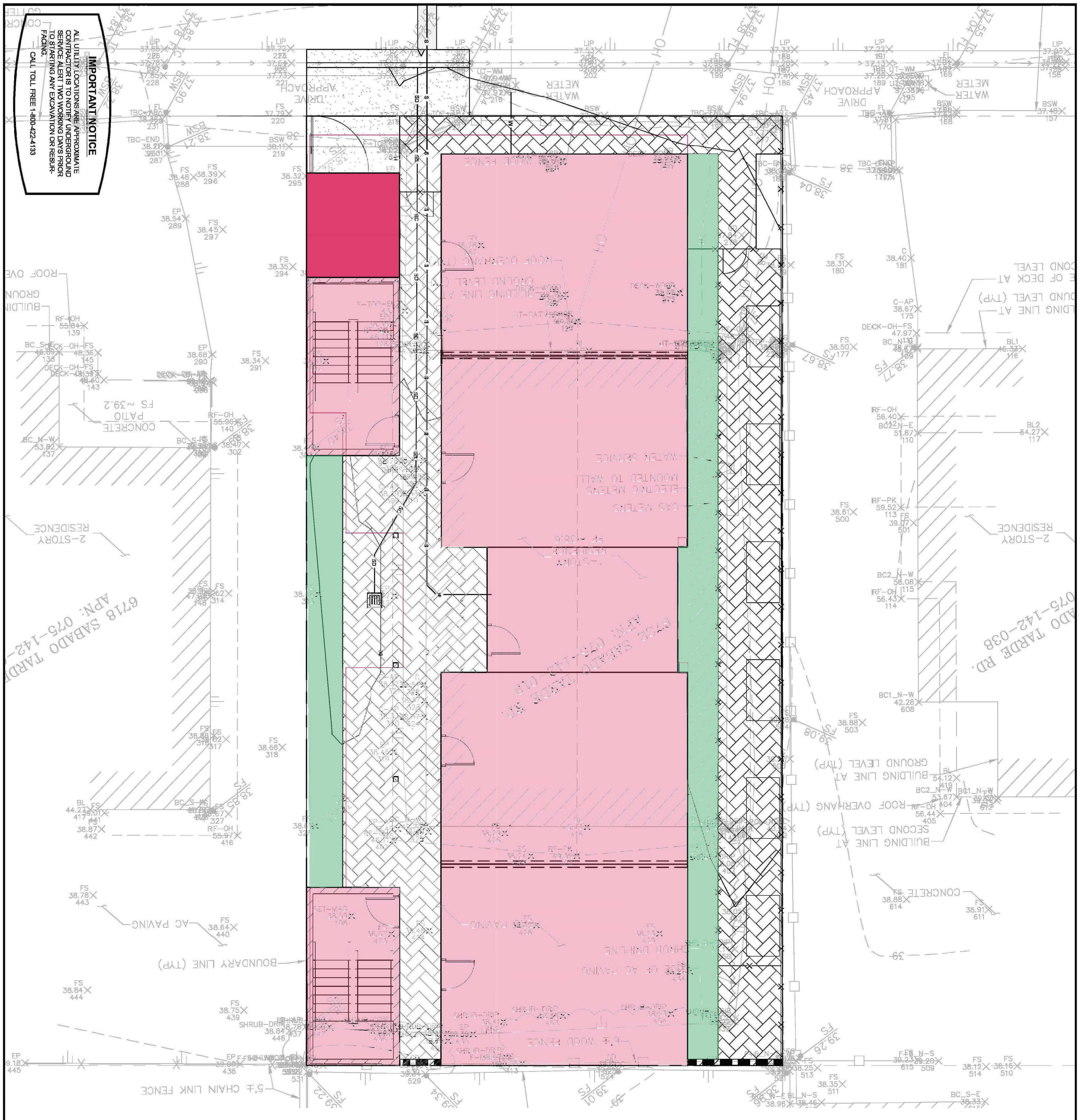


IMPORTANT NOTICE

ALL 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

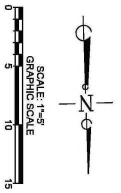
STORM WATER COMPLIANCE:

🟥 NEW OR REPLACED IMPERVIOUS AREA = **2,880 SF**

PROJECT IS A 15 UNIT DWELLING THAT PROPOSES **2,880 SF** OF IMPERVIOUS AREA (<15,000 SF).

PROJECT IS SUBJECT TO **TIER 1** STORM WATER REQUIREMENTS (STORM WATER CONTROL PLAN FOR SMALL PROJECTS). COMPLIANCE IS ACHIEVED BY:

- MINIMIZING DISTURBANCE / IMPERVIOUS AREA
- DISPERSING RUNOFF TO VEGETATED AREAS PER PLAN
- USE OF PERMEABLE PAVERS



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24034 - ISLA VISTA APARTMENTS (6722 SABADO TARDE).DWG

W.O. 24034

SHT. 7 OF 7

AUGUST 17, 2024

SW-1

STORMWATER CONTROL PLAN EXHIBIT

ISLA VISTA APARTMENTS
6722 SABADO TARDE / APN 075-142-019
GOLETA, CA
COUNTY OF SANTA BARBARA, CA

F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

F......... ASSOCIATES, I...
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: ________

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

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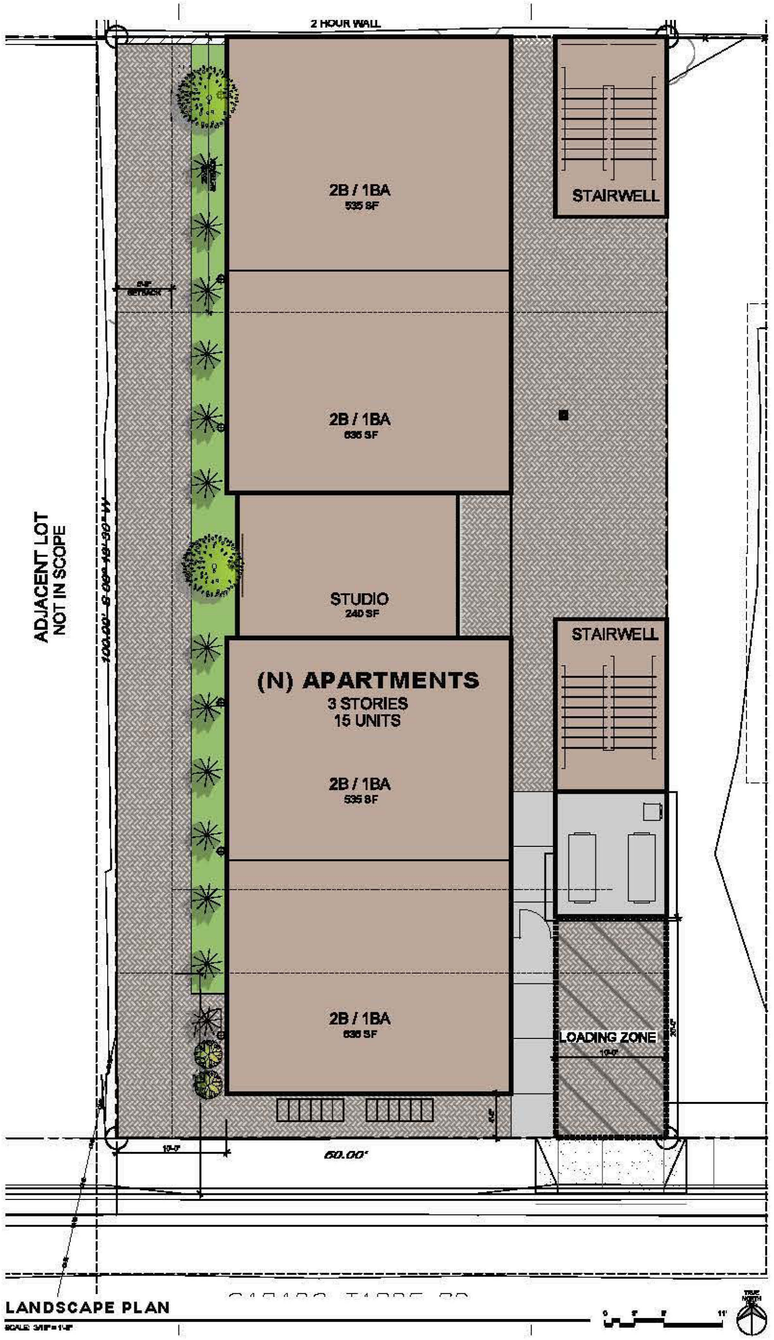

LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

CONCEPTUAL PLANT LIST

	WUCOLS RATING*
STREET TREES **(24" BOX MINIMUM SIZE, CITY OF GROVER BEACH APPROVED STREET TREE LIST)**	
GLEDITSIA TRIACANTHOS 'INERMIS' **(HONEY LOCUST)**	L
KOELREUTERIA PANICULATA **(GOLDENRAIN TREE)**	L
PISTACIA CHINENSIS **(CHINESE PISTACHE)**	L
ZELKOVA SERRATA **(SAWLEAF ZELKOVA)**	L
PARKING LOT TREES *(24" BOX MINIMUM SIZE, CITY OF GROVER BEACH SUGGESTED PARKING LOT TREE LIST. A MINIMUM OF THREE (3) AND A MAXIMUM OF FIVE (5) DIFFERENT SPECIES ARE REQUIRED TO BE PLANTED PER PARKING LOT)*	
AGONIS FLEXUOSA **(PEPPERMINT TREE)**	L
GEIJERA PARVIFOLIA **AUSTRALIAN WILLOW**	L
LAGERSTROEMIA INDICA 'ZUNI' OR 'PECOS' **(CRAPE MYRTLE)**	L
ARBUTUS UNEDO (STRAWBERRY TREE)	L
OLEA EUROPEA 'SWAN HILL' **(FRUITLESS OLIVE)**	VL
DECIDUOUS TREES	
ALBIZIA JULIBRISSIN **(SILK TREE)**	L
CASSIA LEPTOPHYLLA **GOLD (MEDALLION TREE)**	L
CHITALPA TASHKENTENSIS **(CHITALPA)**	L
GEIJERA PARVIFOLIA **(AUSTRALIAN WILLOW)**	L
PISTACIA CHINENSIS **CHINESE PISTACHE**	L
SCREEN SHRUBS **(5 GALLON MINIMUM SIZE)**	
CEANOTHUS SPP. **(CALIFORNIA LILAC)**	L
HETEROMELES ARBUTIFOLIA **(TOYON)**	VL
MYRICA CALIFORNICA **(PACIFIC WAX MYRTLE)**	L
RHAMNUS CALIFORNICA **(COFFEEBERRY)**	L
ACCENT SHRUBS	
AGAVE ATTENUATA **(FOXTAIL AGAVE)**	L
ARBUTUS UNEDO 'COMPACTA' **(DWARF STRAWBERRY TREE)**	L
BOUGAINVILLEA 'SAN DIEGO RED' **(BOUGAINVILLEA)**	L
FREMONTODENDRON CALIFORNICA **(FLANNELBUSH)**	VL
STRELITZIA REGINAE **(BIRD OF PARADISE)**	L
MEDIUM HEIGHT SHRUBS **(1 GALLON MINIMUM SIZE)**	
ANIGOZANTHOS 'BIG RED' **(RED KANGAROO PAW)**	L
ARCTOSTAPHYLOS 'HOWARD MCMINN' **(HOWARD MCMINN MANZANITA)**	VL
SPREADING GROUND COVER	
ARCTOSTAPHYLOS 'CARMEL SUR' **(CARMEL SUR MANZANITA)**	VL
BACCHARIS PILULARIS 'TWIN PEAKS' **(DWARF COYOTE BRUSH)**	VL
LONICERA JAPONICA HALLIANA **(HALL'S HONEYSUCKLE)**	L
ROSMARINUS OFFICINALIS **(ROSEMARY)**	L
ORNAMENTAL GRASS, RUSH AND SEDGE	
CALAMAGROSTIS 'KARL FOERSTER' **(FEATHER REED GRASS)**	L
CAREX TUMULICOLA **(BERKELEY SEDGE)**	L
CHONDROPETALUM TECTORUM **(SMALL CAPE RUSH)**	L
FESTUCA OVINA GLAUCA **(BLUE FESCUE)**	L
MUHLENBERGIA RIGENS **(DEER GRASS)**	L
NASSELLA TENUISSIMA **(MEXICAN FEATHER GRASS)**	L
PENNISETUM ORIENTALE **(ORIENTAL FOUNTAIN GRASS)**	L

MULCH

MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER DECORATIVE COBBLES, CRUSHED ROCK OR 'WALK ON' BARK.

***WATER-USE EVALUATION OF PLANT MATERIALS WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)**

PLANTING LEGEND

CONCEPTUAL WATER USAGE SUMMARY

MAWA = Maximum Applied Water Allowance

MAWA = (ETo - Eppt)(0.62)[(0.7)(LA)+(0.3)(SLA)]

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapo-transpiration (for location in inches per year)

Eppt = Effective Precipitation (no more than 25% of local Eto, typically 10%)

0.62 = conversion factor to gallons

0.7 = Eto Adjustment Factor (average Ks of .5 divided by 0.7 irrigation efficiency)

LA = Total irrigated Landscape Area (in square feet including Special Landscape Area (SLA)

SLA = Portion of the total irrigated Landscape Area identified as Special Landscape Area (recreational turf)

0.3 = The additional ET Adjustment Allowance Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Enter Eto @ site here =	39.0	inches/ year
Enter Eppt @ site here =	3.9	inches/ year
Enter LA @ site here =	182	square feet
Enter SLA @ site here =	0	square feet

MAWA=	39.0	3.9	0.62	0.7	182	0.3	0

MAWA=	2,772	Gal./Year	0.01	Acre Feet/Year
	4	Units/Year		

ETWU = Estimated Total Water Use

ETWU = (Eto)(0.62)(PF x HA/IA+ SLA)

Where

ETWU = Estimated Total Water Use in gallons per year

Eto = Reference Evapo-transpiration (for location in inches per year)

0.62 = conversion factor to gallons

PF = Plant Factor from WUCOLS

HA = Hydrozone Area (high, medium, low water use areas) (square feet)

IE = Irrigation Efficiency (minimum 0.71)

Special Landscape Area (square feet)

Hydrozone	Plant water Use Type(s)	Plant Factor (PF)*	Area (square feet)	PF x Area (square feet)	Application Efficiency	Calc. Factor
1	High	0.0	0	0	1.00	0
2	Medium	0.6	0	0	0.71	0
3	Low	0.3	182	55	0.71	77
4		0.0	0	0	1.00	0
5		0.0	0	0	1.00	0
			Sum	55	Sum	77
6	SLA	1.0	0	0	1.00	0

*Plant Factor from WUCOLS

ETWU = (Eto)(0.62)(PF x HA/IA+ SLA)

ETWU =	39.0	0.62	77	0
ETWU =	1,859	Gallons/Year		
	2	Units/Year		
	0.0	Acre-Ft/Year		

ETWU must be less than MAWA to comply COMPLIES

HAB
DESIGN GROUP

ARCHITECTS
DESIGNERS
CREATIVE SOLUTION HUNTERS

134 W. BRANCH ST. SUITE B
ARROYO GRANDE, CA 93420
HABGROUP.NET
805-544-4334

C.J. HORSTMAN
FOR REVIEW ONLY

ARCHITECT OF RECORD

NEW CONSTRUCTION FOR
6722 SABADO TARDE
6722 SABADO TARDE ROAD, GOLETA, CA 93117 (APN# 075-102-025)

CONCEPTUAL LANDSCAPE PLAN

REVISIONS

△ — —

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

1ST SUB. DATE DATE
JOB NUMBER JOB#
APP. NO. APPLICATION#

L1
SHEET NUMBER