**FUEL DEPOT**

**PROJECT DATA**

- OWNER: FAIRVIEW AUTO LUBE, LP
- ADDRESS: 180 NORTH FAIRVIEW AVE
- Zip Code: 93103
- PHONE: (805) 564-7144

**EXISTING DEVELOPMENT**

- SERVICE STATION:
  - GROSS FOOTAGE OF CONVENIENCE STORE (NET SAME): 2,396 SF
  - BUILDING COVERAGE OF THIS LOT: 14%
  - BUILDING COVERAGE ADDED TO ORIGINAL FOOTPRINT: 860 SF

- TRASH ENCLOSURE:
  - (N) TRASH ENCLOSURE: 128 SF

**PROPOSED BUILD**

- GROSS FOOTAGE ADDED TO (E) SERV. STATION:
  - FUEL CANOPY:
    - BLDG COVERAGE OF ORIGINAL FOOTPRINT: 1,757 SF
  - SERVICE STATION:
    - BLDG COVERAGE OF THIS LOT: 14%

- CONVENIENCE STORE & TRASH ENCLOSURE:
  - TOTAL BLDG COVERAGE OF RE-BUILD: 2,617 SF
  - TRASH ENCLOSURE AS BLDG COVERAGE: 128 SF

**SCOPE OF WORK**

- The applicant proposes to expand the existing service station to build a new 2,396 SF convenience store. The existing 1,700 SF canopy and four fuel dispensers are to be removed, and a new 2,396 SF convenience store is to be built. The existing 1,700 SF canopy and four fuel dispensers are to be removed, and a new 2,396 SF convenience store is to be built. The existing 1,700 SF canopy and four fuel dispensers are to be removed, and a new 2,396 SF convenience store is to be built.

- The setback modifications notwithstanding, the project proposes to increase landscaping on the site from 862 to 1,942 square feet. Paving on site would be reduced from 8,131 to 6,192 square feet.

- We request four setback modifications for this project. Two are existing legal, non-conforming improvements, and the other two are non-conforming improvements.

- The existing overhead canopy encroaches 13'-10 ½" into the 20 foot front setback area.

- One proposed parking space encroaches 9'-9 ½" into the west front setback, and 11'-6 ½" into the north front setback. The proposed accessible parking space encroaches 17'-9 ½" into the north front setback.

- Likewise, two existing fuel pump islands encroach 3'-10 ½" into the front setback area. We request a modification for this legal, non-conforming improvement.

- The project proposes to place a new trash/recycling enclosure which would encroach 16'-4 ½" in the front setback area.

- The project parcel has a General Plan Designation of Commercial Intersection (CI) and is zoned SC.
1. Abrupt changes in level, except between a walk or sidewalk and an
access ramp.
2. The minimum clear floor or working platform space required to
accommodate a single, stationary wheelchair and occupant is 30 inches by
48 inches.
3. The space required for a wheelchair to make a 180-degree
turn is a minimum of 108 inches, or if the space is
enclosed on one or more sides, a minimum of
108 inches plus the width of the enclosure.
4. The minimum clear width required for a wheelchair to turn around an
object is the sum of the width of the object and a minimum of 6 inches.
5. For accessible lavatories, faucet controls and operating mechanisms
shall be placed at the following heights:
- Centers 34 inches above the finished floor
- Centers 48 inches above the finished floor
6. The minimum clear width for single wheelchair passage shall be 32
inches.
7. Doorways shall have a minimum clear width of 36 inches.
8. Doors in any position shall not reduce the minimum dimension
required width by more than 3 inches when fully open.
9. The doors shall have a minimum clear height of 80 inches.
10. Pedestrian ramps shall have a minimum clear width of 48
inches.

Controllability and Operability
1. Controls and operating mechanisms shall be accessible.
2. Control and operating mechanisms shall be operable with the
following approaches:
- Power-operated doors
- Power-operated operable windows

Handrails
1. Handrails are required on ramps that provide access if the
directional run is greater than 6 feet.
2. Handrails shall be used for any ramp.
3. The floor or landing shall be not more than 1/2" lower than the
top of the ramp.

Ramps (Exterior or Interior)
1. Any path of travel shall be considered a ramp. A flat surface shall
be considered a ramp if it is greater than 1/2" change in elevation.
2. The maximum slope of a ramp that serves any exit way or exit
sign shall not exceed 1:12 (8 1/2%).
3. The rise over run ratio of a ramp shall not exceed 1:24 (4.167%
slope).
4. Pedestrian ramps shall have a minimum clear width of 60
inches, unless required to be wider by some other provision of
this code.
5. Where a pedestrian ramp is the only discharge path serving a building or
accessible entry, an accessible entry board or sign shall be provided.

Levelling lands shall be provided at the top and bottom of each ramp.
7. Tread shall be defined as the width of the ramp plus 1 1/2" on each side of
the nose of the ramp. Treads shall be have a minimum of 30 inches.
8. Deks in any position shall not reduce the minimum dimension
required width by more than 3 inches when fully open.
9. All ramp treads shall be of maximum slope in any direction not to exceed 1:48.
10. At a bottom and intermediate landing, the width shall be the same
as required for the ramp.
(E) CONVENIENCE STORE

(E) STORAGE

(E) SERVICE BAY STORAGE

(E) SERVICE BAY

(E) CONVENIENCE STORE

(E) FLOOR PLAN/DEMO PLAN

1/8"=1'-0"

(E) SOUTH ELEVATION

(E) WEST ELEVATION

(E) NORTH ELEVATION

(E) EAST ELEVATION

1/8"=1'-0"
ELEVATION KEYNOTES

BENJAMIN MOORE: MONTEREY WHITE HC-27
COLORS:
WALLS:
BENJAMIN MOORE: MONROE BISQUE HC-26
WAINSCOT:
BENJAMIN MOORE: CLINTON BROWN HC-67
RAFTERS & WOODWORK:
1. ROOF: CLASS 'A' S-TILE (MATCH ADJACENT BUILDINGS). MFR: BORAL
STYLE: BARCELONA CLIFFSIDE
2. WALLS: 7/8" EXTERIOR PLASTER w/ SMOOTH FINISH o/ WEATHER BARRIER/LATH.
3. DOORS: ALUMINUM STOREFRONT. COLOR: DARK BRONZE.
4. WINDOWS: ALUMINUM STOREFRONT. COLOR: DARK BRONZE.
5. RAFTER TAILS: WOOD.
6. WAINSCOT: PLASTER. (SEE WALLS)
7. CHAMFERED CORNER.
8. MECHANICAL EQUIPMENT WELL
9. CANVAS AWNING w/ BLACK WROUGHT IRON SPEARS. SEE 10/D.1
10. PROPOSED AREA FOR FUTURE SIGN
11. EXTERIOR ENTRY LIGHT. SEE 20/D.1.
12. PLASTER EYEBROW/DOOR SURROUND.

BLUE PMS 288 (MATCH FUEL CANOPY)
AWNING:
TRASH ENCLOSURE:
MS METAL SALES: ANTIQUE BRONZE
DOORS, POSTS & ROOF:

FLOOR PLAN NOTES:
INDICATES NEW 4" METAL STUD WALL
INDICATES NEW 6" METAL STUD WALL
INDICATES NEW 8" CMU WALL
INDICATES EXISTING WALL
INDICATES WALL TO BE REMOVED
WALL LEGEND:

FLOOR AREA:
EXISTING SERVICE STATION (GROSS): 1,619 SF
AREA OF ADDITION (GROSS): 777 SF
TOTAL AFTER ADDITION: 2,396 SF

ROOF PLAN NOTES:
1. ROOF MATERIAL: CONCRETE S-TILE (MATCH ADJACENT BLDGS)
2. SEE ROOF PLAN FOR PITCH.
3. GUTTERS & DOWNSPOUTS TO BE LOCATED AS SHOWN.
4. TRASH ENCLOSURE ROOF: 7/8" CORRUGATED METAL

ELEVATION KEYNOTES:
1. ROOF:
2. WALL:
3. DOORS:
4. WINDOWS:
5. RAFTER TAILS:
6. WAINSCOT:
7. CHAMFERED CORNER:
8. MECHANICAL EQUIPMENT WELL:
9. CANVAS AWNING:
10. PROPOSED AREA FOR FUTURE SIGN:
11. EXTERIOR ENTRY LIGHT:
12. PLASTER EYEBROW/DOOR SURROUND:

FLOOR PLAN
1/8"=1'-0"

ROOF PLAN
1/8"=1'-0"

SOUTH ELEVATION
1/8"

WEST ELEVATION
1/8"

NORTH ELEVATION
1/8"

EAST ELEVATION
1/8"
TRASH ENCLOSURE

FLOOR PLAN

1/4"=1'-0"

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TRASH ENCLOSURE PLANS
Preliminary: NOT FOR CONSTRUCTION

WEST ELEVATION

1/4"=1'-0"

NORTH ELEVATION

1/4"=1'-0"

EAST ELEVATION

1/4"=1'-0"

SOUTH ELEVATION

1/4"=1'-0"

ROOF PLAN

FLOOR PLAN

1/4"=1'-0"
Irrigate (2) new vines and transplanted

Irrigate new Ground Morning Glory off of existing

Install check valves at the low end of all irrigation lines to prevent low head drainage.

Adjust all heads and emitters to minimize overspray onto paved areas.

In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, install rigid pipe higher to maintain line-of-sight for visibility.

In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.

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

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

In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.

Install flush end valves at the ends of all irrigation lines to prevent low head drainage.

Install irrigation lines at the following minimum depths:

- 8" polyethylene drip tubing in round valve boxes with gravel fill.
- 8" polyethylene drip tubing in round valve boxes with gravel fill.
- 8" polyethylene drip tubing in round valve boxes with gravel fill.
- Schedule 40 and class 315 PVC mainline:
  - Install irrigation lines at the following minimum depths:

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Install irrigation lines at the following minimum depths:

- Schedule 40 and class 315 PVC mainline:
  - Install irrigation lines at the following minimum depths:****
**DRIP FLUSH VALVE**

- Scale: 1"=1'-0"

**DRIP AIR RELIEF VALVE**

- Scale: 1"=1'-0"

**QUICK COUPLER VALVE**

- Scale: 1"=1'-0"

**TREE DRIP RING LAYOUT**

- Scale: 1"=1'-0"

**DRIP VALVE ASSEMBLY**

- Not to Scale

**PIPE / WIRE SLEEVE INSTALLATION**

- Not to Scale

**EMITTER TO DRIPLINE CONNECTION**

- Not to Scale

**DRIP LINE STAKING AND LAYOUT**

- Not to Scale

**WIRE CONNECTION**

- Not to Scale

**WEATHERMATIC SL1600 WALL MOUNT CONTROLLER**

- Not to Scale

**HUNTER ECO MAT SUBSURFACE IRRIGATION**

- Not to Scale

**BALL OR GATE VALVE**

- Not to Scale

**PIPE INSTALLATION**

- Not to Scale

**NOTES**:

1. Box to be installed as to allow for finish grade.
2. Box to be installed as to allow for laterals line to drip system.
3. 4" Flexible riser.
4. 4" Schedule 80 PVC riser (length as required).
5. 7 YD-500-34 Air / vacuum relief valve per 500' of mainline.
6. 7 Drip flush valve with DL-75MA-9153 distribution tubing.
7. 4" of the mainline in Sch. 40 sleeve.
8. 4" Mainline in Sch. 40 sleeve.
9. 4" MHT with plastic cap.
10. 2" MHT with plastic cap.
11. MHT with plastic cap.
12. 18" of the dripline.
13. Dura-Pol polyethylene tubing in rows around the planting notes.

**IRRIGATION DETAILS**

1. Use Teflon tape on all threaded fittings, typical.
2. Install tubing as indicated on these notes.
3. Larger wires or greater quantities of coil excess wire neatly to the wire stake.
4. Wire stake. On center 4" x 36" Rebar stakes, 2 required.
5. Quick coupler valve.
6. Dura pre-assembled swing joint with SXT PVC ell or tee.
7. 6" Flexible riser.
8. Tree rootball.
10. Mulch, see planting notes.
11. No. 5221 Pea gravel, 3" deep.
12. #4 x 36" Rebar stakes, 2 required.

**Temperature and Humidity**

- Not to Scale

**Drip Valve in Settled Area**

- Not to Scale

**Scale: 1"=1'-0"**

**Not to Scale**

**Notes:**

1. Install tubing as indicated on these notes.
2. Install tubing as indicated on these notes.
3. Install tubing as indicated on these notes.
4. Install tubing as indicated on these notes.
5. Install tubing as indicated on these notes.
6. Install tubing as indicated on these notes.
7. Install tubing as indicated on these notes.
8. Install tubing as indicated on these notes.
9. Install tubing as indicated on these notes.
10. Install tubing as indicated on these notes.
11. Install tubing as indicated on these notes.
12. Install tubing as indicated on these notes.

**Date/Issue**

- 09/30/16
**Shrubs, Groundcovers and Perennials (Hatched Areas)**

- **Carex tumulicola**

---

**PLANTING PLAN**

- **Tree Symbol Details**
  - **Drawing Name:** LP-1
  - **1 Gal**
  - **21.**
  - **16.**
  - **0.**
  - **1/8" = 1'-0"**

---

**Tree & Shrub Symbol**

- **Date Palms,**
- **Ground Morning Glory**
- **Plants, lawn and sod**
- **FUEL DEPOT**

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**Planting Notes:**

1. All plants are identified by their botanical name, and another plant is not to be substituted in the absence of the plant specified or approved equal.
2. Substitutions or changes in plant species may require approval of the Landscape Architect. Contractor must provide written notification before making any changes.
3. Contractor is responsible for all planting and grading. If the planting rows are not provided by the contractor, the plant material will be shipped to the job site in the same quantity as specified on the drawings. The contractor will be responsible for setting the plant material in the following weeks to ensure proper placement.
4. If using precast stepping stone, train to adjacent vine pockets and existing lawn.
5. Grades and flow lines must be maintained during irrigation and planting operations. The contractor may not alter established grades and flow lines.
6. All plants delivered to the site must have legible identification tags. The Contractor of any potential problems which may result due to harmful substances found in the soil. Failure to act as directed by the Landscape Architect may result in contractor assuming financial responsibility for any damage to plants.
7. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to approval.
8. The contractor shall provide all necessary materials to allow for supply and installation of additional plants to be used at the Contractor's discretion.
9. Trees shall be spaced 2'-0" (2.5' minimum) or more away from any pre-existing wood fence. If using precast stepping stone, train to adjacent vine pockets and existing lawn.
10. Trees shall be spaced 2'-0" (2.5' minimum) or more away from any pre-existing wood fence. If using precast stepping stone, train to adjacent vine pockets and existing lawn.
11. Trees shall be spaced 2'-0" (2.5' minimum) or more away from any pre-existing wood fence. If using precast stepping stone, train to adjacent vine pockets and existing lawn.
PLANTING DETAILS AND SPECIFICATIONS

PLANT DETAILS

**LP-2**

**Drawing Name:**

**Not to Scale**

**Sheet**

**Notes**:

- Planting Specifications Continue on Next Sheet

**Tree Staking**

- Use 8" x 8" x 10" solid wood stake
- Screw a 6" x 6" x 10" solid wood stake
- Two nylon reinforced ties: 1" wide figure eight tie or approved equivalent

**Groundcover Planting**

- Use 4" x 4" field shade cloth around perimeter of planting basin
- Use 10" minimum deep tilled planting bed
- Mulch over basin per specifications

**Vine Attachment**

- Use stainless steel eye bolt in 2" expansion drift
- Two galvanized eye bolts: 1" hardware size
- Use galvanized eye bolts for vine attachment
- Use galvanized eye bolts for vine attachment

**Trunk Height Definition**

- Trunk height is measured from finish grade to subgrade.
- Finish grade for field dug palms (or top of subgrade).
- Trunk height is measured from finish grade to subgrade.
- Finish grade for field dug palms (or top of subgrade).

**Tree Planting w/ Drain Pipes**

- 6" Diameter perforated PVC pipe with removable plastic cap:
  - (4) per tree for trees 36" box to 60" box
  - (2) per tree for trees 24" box and smaller

**Wire Mesh Vine Support on Existing Vapor Burner**

- Use 6" x 6" x 10" solid wood stake
- Use 10" minimum deep tilled planting bed
- Mulch over basin per specifications

**Conifer Planting**

- Use 4" x 4" field shade cloth around perimeter of planting basin
- Use 10" minimum deep tilled planting bed
- Mulch over basin per specifications

- **Drawing Name:**
- **Not to Scale**
- **Sheet**
- **Notes:**
- Planting Specifications Continue on Next Sheet

**Trunk Height Definition**

- Trunk height is measured from finish grade to subgrade.
- Finish grade for field dug palms (or top of subgrade).
- Trunk height is measured from finish grade to subgrade.
- Finish grade for field dug palms (or top of subgrade).

**Tree Staking**

- Use 8" x 8" x 10" solid wood stake
- Screw a 6" x 6" x 10" solid wood stake
- Two nylon reinforced ties: 1" wide figure eight tie or approved equivalent

**Groundcover Planting**

- Use 4" x 4" field shade cloth around perimeter of planting basin
- Use 10" minimum deep tilled planting bed
- Mulch over basin per specifications

**Vine Attachment**

- Use stainless steel eye bolt in 2" expansion drift
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**Tree Staking**

- Use 8" x 8" x 10" solid wood stake
- Screw a 6" x 6" x 10" solid wood stake
- Two nylon reinforced ties: 1" wide figure eight tie or approved equivalent

**Groundcover Planting**

- Use 4" x 4" field shade cloth around perimeter of planting basin
- Use 10" minimum deep tilled planting bed
- Mulch over basin per specifications

**Vine Attachment**

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---

**Tree Staking**

- Use 8" x 8" x 10" solid wood stake
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- Use 4" x 4" field shade cloth around perimeter of planting basin
- Use 10" minimum deep tilled planting bed
- Mulch over basin per specifications

**Vine Attachment**

- Use stainless steel eye bolt in 2" expansion drift
- Two galvanized eye bolts: 1" hardware size
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- Use galvanized eye bolts for vine attachment

**Trunk Height Definition**

- Trunk height is measured from finish grade to subgrade.
- Finish grade for field dug palms (or top of subgrade).
- Trunk height is measured from finish grade to subgrade.
- Finish grade for field dug palms (or top of subgrade).
PRELIMINARY CONSTRUCTION NOTES:
1. SAWCUT AND REMOVE EXISTING PAVEMENT, CONCRETE APARTMENT EASIES AND PLANTERS.
2. DEMOLISH AND REMOVE EXISTING BUILDING, PAVEMENT, CONCRETE WALKS AND CURBS.
3. CONSTRUCT NEW BUILDING, PLANTERS, SIDEWALKS AND CURB IMPROVEMENTS.
4. MATCH EXISTING SURFACE ELEVATIONS.
5. ROUTE PROPOSED ROOF GUTTERS / DOWNSPOUTS TO PROPOSED ADJACENT PLANTERS.
6. PROPOSED NEW A.C. PAVEMENT.

STORMWATER MANAGEMENT:
TOTAL AREA TO BE DISTURBED: 5,820 S.F.
DISTURBED AREA TO BE UTILIZED FOR PLANTERS: 1,500 S.F.
TOTAL PROPOSED NET IMPERVIOUS SURFACE AREA: 4,320 S.F.
W.O. 13115
13115_C-1.DWG PLOTTED: Monday, November 23, 2015 1:14:17 PM
FUEL DEPOT
PRELIMINARY SITE IMPROVEMENT PLAN
180 N. FAIRVIEW ROAD
CITY OF GOLETA, CALIFORNIA
JULY 31, 2015
REVISED NOVEMBER 23, 2015
FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100          Santa Barbara, CA 93103
Exp.6-30-17
No. 18324
CIVI
GRAPHIC SCALE
SCALE: 1" = 10'
CALL TOLL FREE 1-800-422-4133
EXISTING CURB
ON P  TO REMAIN
EXISTING CURB
TO BE REMOVED
EXISTING DRAINAGE
TO BE REMOVED
EXISTING DRAINAGE
FACING.
TO STARTING ANY EXCAVATION OR RESUR-
SERVICE ALERT TWO WORKING DAYS PRIOR
CONTRACTOR IS TO NOTIFY UNDERGROUND
ALL UTILITY LOCATIONS ARE APPROXIMATE
IMPORTANT NOTICE
PRELIMINARY NOT FOR CONSTRUCTION